



TO LET - Third Floor Premises
Third Floor, 45 High Street, Tunbridge Wells, Kent TN1 1XL
NIA Approx. 483ft² [44.7m²]

When experience counts...

est. 1828
bracketts

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**THIRD FLOOR PREMISES
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45 HIGH STREET
TUNBRIDGE WELLS
KENT
TN1 1XL**

bracketts est. 1828

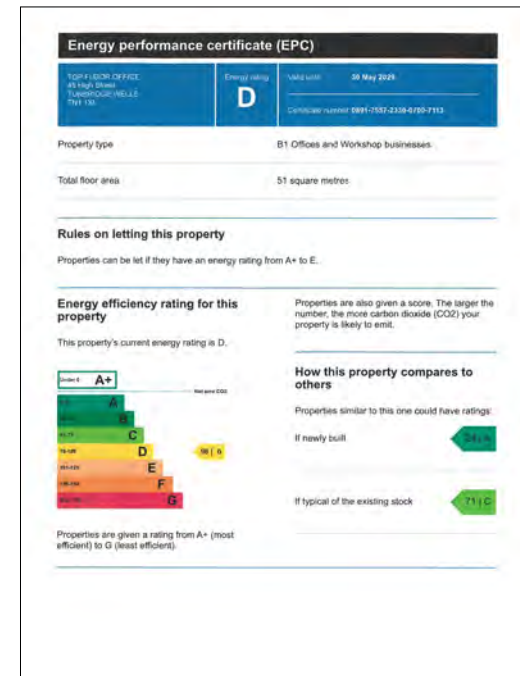
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Kent
TN1 1UU

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E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London. The Borough has a resident population of around 100,000.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 Motorway and has a frequent train service to central London (journey time of approximately 60 minutes).

The property is situated on the eastern side of the High Street approx. 250 metres south of the mainline station.

DESCRIPTION

Third floor premises within a mixed use multi-let building.

ACCOMMODATION

Third Floor:

Office 1:	approx. 367ft ²	[34.0m ²]
Office 2:	approx. 116ft ²	[10.7m ²]
	approx. 483ft ²	[44.7m ²]

Use of WC in communal area.

LEASE

The premises are available by way of a new Internal Repairing and Insuring Lease for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£7,000 per annum

The rent is inclusive of service charge but exclusive of business rates, buildings insurance, utilities and all other outgoings.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the rent will not attract VAT.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit as to be held throughout the term.

BUSINESS RATES

Enquiries of the VOA Website indicate that the premises have a Rateable Value of £4,000.

The small business non-domestic rating multiplier for 2025/2026 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rates relief.

Interested parties are strongly advised to make their own enquiries of the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment with the sole letting agent:

Bracketts Tel: 01892 533733
Darrell Barber MRICS
Email: darrell@bracketts.co.uk
Mob: 07739535468

WITHOUT PREJUDICE TO EXISTING LEASE

SUBJECT TO CONTRACT, VACANT POSSESSION, PLANNING (IF REQUIRED) AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

