



TO LET - Third Floor Premises
NIA Approx. 458ft² [42.5m²]
Third Floor, 42 High Street, Tunbridge Wells, Kent TN1 1XF

When experience counts...

est. 1828
bracketts

TO LET

THIRD FLOOR PREMISES

NIA APPROX. 458FT² [42.5M²]

**THIRD FLOOR
42 HIGH STREET
TUNBRIDGE WELLS
KENT
TN1 1XF**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

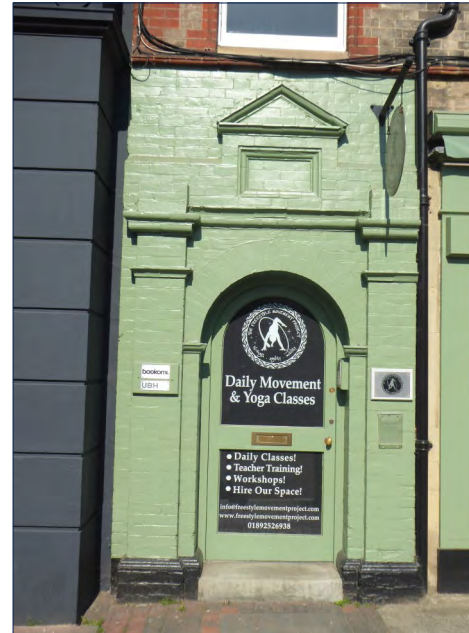
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)		
TOP FLOOR OFFICE 42 High Street TUNBRIDGE WELLS TN1 1XF	Energy rating D	Valid until 16 August 2019 Certificate number: 0091-0310-4302-0086-0002
Property type	B1 Offices and Workshop businesses	
Total floor area	43 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's current energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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 approximately 60 minutes).

The property is situated on the western side of the High Street approx. 200 metres from the mainline station.

DESCRIPTION

Former yoga studio most recently used as offices - may suit other uses subject to securing any planning or other statutory consents that may be required.

ACCOMMODATION

Shared Ground Floor:

Entrance hall and stairwell leading to:

Third Floor:

Studio / Office: NIA approx. 458ft² [42.5m²]

*including area of approx. 56ft² [5.2m²] with restricted head height.

Use of WC's in the communal area on first floor.

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.

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

£7,500 per annum

The rent is inclusive of service charge but exclusive of business rates, buildings insurance, utilities, VAT and telecoms.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the rent will attract VAT.

RENTAL DEPOSIT

The incoming Tenant will be required to provide a rental deposit to be held throughout the Term.

BUSINESS RATES

Enquiries of the VOA Website indicate that the premises has a Rateable Value of £4,350.

The small business rates multiplier for 2025 / 2026 is 49.9 pence in the £. Subject to satisfying certain criteria the incoming 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.

VIEWING

Strictly by prior appointment with the Sole Letting Agent: BRACKETTS Tel: 01892 533733.

Darrell Barber – darrell@bracketts.co.uk



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

WITHOUT PREJUDICE TO EXISTING LEASE

01.05.25/DB

