



TO LET - BUSINESS UNIT WITH PARKING
GIA APPROX 2,283ft² [212.0m²] PLUS MEZZ OF APPROX. 806ft² [74.8m²]
UNIT 2 HAMMONDS FARM, SMITHS LANE, GOUDHURST TN17 1EU

When experience counts...

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TO LET

**BUSINESS UNIT
GIA APPROX 2,283FT² [212.0M²]
WITH
MEZZANINES TOTALLING
APPROX. 806FT² [74.8M²]
WITH PARKING**

**UNIT 2
HAMMONDS FARM
SMITHS LANE
GOUDHURST
CRANBROOK
KENT
TN17 1EU**



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www.bracketts.co.uk

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Library Photo

LOCATION / SITUATION

The property is located on the outskirts of Goudhurst approximately 10 miles east of Royal Tunbridge Wells, 13 miles south of Maidstone and 5 miles west of Cranbrook.

The property is situated approximately 0.8 miles north west of the village centre which includes a hotel, doctors surgery, convenience store, bakery, pharmacy, newsagents, hairdressers and a number of public houses.

From the A262 turn into Smiths Lane and follow for approx. 0.3 miles. Take a left at a grass triangle and follow for approx. 0.1 miles. Take a right fork and follow for approx. 0.1 miles.

DESCRIPTION

Air conditioned business unit/workshop/store within a larger mixed use building in a picturesque rural location. The premises benefits from 3 phase power and full fibre to the building.

ACCOMMODATION

Ground Floor:

GIA Approx. 2,283ft² [212.0m²]

WC

2 no. mezzanines totalling Approx. 806ft² [74.8m²]

Car Parking - spaces to be confirmed

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 & Tenant Act 1954 are to be excluded.

GUIDE RENT

£16,995 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. The rent is exclusive of buildings insurance, water, electric and telecoms. We are advised that VAT will be applicable.

RENTAL DEPOSIT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the premises has a Rateable Value of £17,000.

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

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

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
Mobile - 07739 535468
Email - darrell@bracketts.co.uk



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

