

TO
LET



TO LET

Town Centre Premises with Maisonette Above
9 London Road, Tunbridge Wells, Kent TN1 1DA

When experience counts...

est. 1828
bracketts

TO LET

**TOWN CENTRE PREMISES
WITH MAISONETTE ABOVE**

GUIDE RENT £20,000 P.A.X

**9 LONDON ROAD
TUNBRIDGE WELLS
KENT
TN1 1DA**



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)	
Building address TUNBRIDGE WELLS TN1 1DA	Energy rating C Valid until 3 January 2021 Certificate number 2006101473964061200
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	143 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 energy rating is C.	
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.	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built	38 B
If typical of the existing stock	41 D

LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London with 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 the Capital (journey time of approximately 60 minutes).

The property is situated at the eastern side of London Road (A26) just a few metres away from its junction with the High Street.

DESCRIPTION

Town centre premises arranged over ground and first floors with basement stores (accessed via trap door) and residential dwelling on the second and third floors.

Enquiries of Historic England website indicate that the property is Listed (Grade II) and situated within a Conservation Area.

ACCOMMODATION

Ground Floor:

Retail Sales/Office approx. 398ft² [36.9m²]

Lower Ground Floor:

(accessed via trap door)

Stores approx. 450ft² [41.8m²]

Including any areas with restricted head height

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.

First Floor:

Retail Sales/Office approx. 218ft² [20.2m²]

WC

Total commercial approx. 1,066ft² [98.9m²]

Second Floor:

Kitchen / Living

15'6" max x 13'5" max

Bathroom

5'6" max x 5'0" max

Third Floor:

Bedroom

15'6" max x 17'0" max

Bedroom

12'2" max x 10'4" max

WC

LEASE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

The provision of Sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£20,000 per annum exclusive. Rent payable quarterly in advance on usual quarter days.

RENTAL DEPOSIT

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

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the property is described as Shop and Premises and has a Rateable Value of £12,750. The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £.

Our enquiries indicate that the residential element is in Band B for Council Tax.

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.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts** Tel: 01892 533733.
Darrell Barber MRICS – darrell@bracketts.co.uk

SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

WITHOUT PREJUDICE TO EXISTING LEASE.

05.06.25.DB



Ground Floor



Ground Floor



First Floor



Third Floor



Second Floor



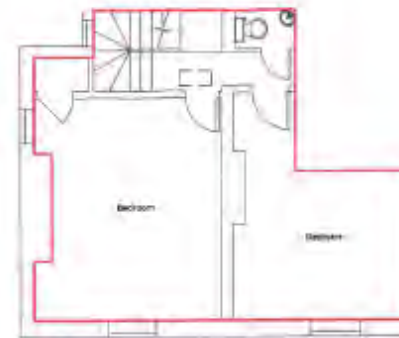
Location plan Scale 1:1250



Lower Ground Floor



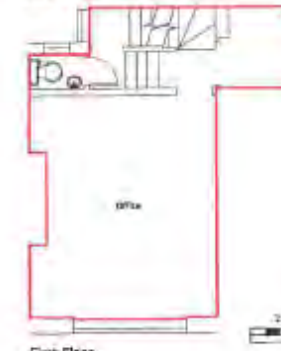
Ground Floor



Third Floor



Second Floor



First Floor



Trueplan (UK) Ltd
Bank Chambers, 36 Mount Pleasant Road
Tunbridge Wells, Kent TN1 1RG
01892 614 581
plans@trueplan.co.uk www.trueplan.co.uk

9 London Road
Tunbridge Wells
Kent
TN1 1DA

Scale 1:100 @A4
Drawing no.: 48892
Date drawn: 07-06-2022
Revision: 0



Red Shading Indicative Only