

TO LET



TO LET - Business Premises with Surfaced Yard / Parking / Car Sales  
GIA Approx. 863ft<sup>2</sup> [80.1m<sup>2</sup>] plus Surfaced Car Park  
35 High Brooms Road, Tunbridge Wells, Kent TN4 9DA

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**BUSINESS PREMISES WITH SURFACED  
YARD / PARKING / CAR SALES**

**GF GIA APPROX. 863FT<sup>2</sup> [80.1M<sup>2</sup>]  
PLUS YARD / PARKING / SALES**

**GUIDE RENT £20,000 PA**

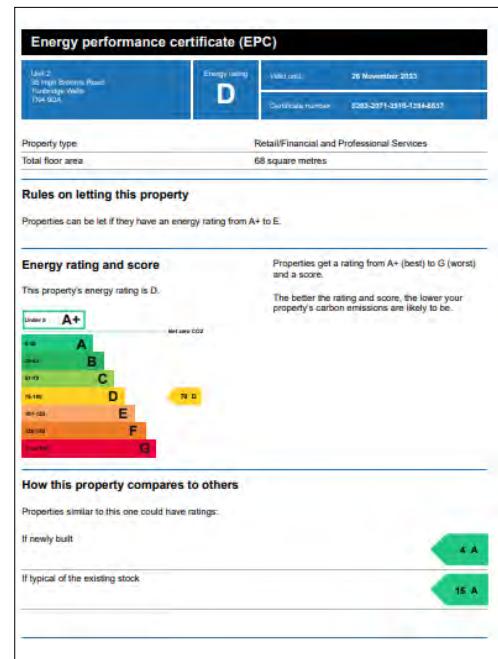
**UNIT 2 & OFFICE / KITCHEN  
35 HIGH BROOMS ROAD  
TUNBRIDGE WELLS  
KENT  
TN4 9DA**



**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](http://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 the Capital (journey time of approximately 60 minutes).

The property is situated on the south side of High Rooms Road approximately 0.3 miles northwest of High Brooms station.

## DESCRIPTION

Ground floor workshop / office space most recently used as a car sales centre together with a separate office / kitchen and surfaced yard / car sales lot. Shared WC.

## ACCOMMODATION

### Unit 2 (GF)

Office / Workshop GIA Approx. 707ft<sup>2</sup> [65.6m<sup>2</sup>]

### Office / Kitchen (GF)

Teapoint / Office GIA Approx. 156ft<sup>2</sup> [14.5m<sup>2</sup>]

## Shared Facility (GF)

WC (shared with adjoining unit)

**Total GIA Approx. 863ft<sup>2</sup> [80.1m<sup>2</sup>]**

## Surfaced Yard / Car Sales / Parking

Rear Parking / Sales Approx. 3,276ft<sup>2</sup> [304m<sup>2</sup>]\*

Front Parking Approx. 192ft<sup>2</sup> [17.8m<sup>2</sup>]\*

## LEASE

The premises are available by way of a new effective full 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 from the Lease.

## GUIDE RENT

£20,000 per annum - payable monthly in advance.

The rent is inclusive of business rates but exclusive of buildings insurance, utilities, telecoms and any other costs associated with occupying the premises.

*Note - if the proposed use is for the retail sale of cars our client will look to agree terms for a lease which is exclusive of business rates, buildings insurance, utilities, telecoms and any other costs associated with occupying the premises.*

## VAT

VAT payable if applicable - we are advised that our client does not currently charge VAT.

## RENTAL DEPOSIT

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

## LEGAL COSTS

Each party to be responsible for their own legal costs.

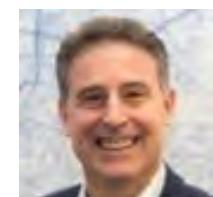
## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**

Darrell Barber MRICS

M: 07739 535468

E: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



\* Per Promap - Subject to final boundaries being agreed and retained rights of way.

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

26.01.26/DB

## 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.

