



Vintage & Antique
Furniture
The Hop Farm Paddock Wood TN12 6PY
07950 867676
@dancashe_decorative

TO LET 251.30 SQ M (2,704 SQ FT)

CLASS E UNIT – SUITABLE FOR A VAREITY OF DIFFERENT USES STP

THE HOP FARM, PADDOCK WOOD, TONBRIDGE, KENT, TN12 6PY

est. 1828
bracketts

LOCATION

The Hop Farm is situated equidistant between Maidstone, Tunbridge Wells and Tonbridge. It occupies an extremely high profile location visible from the A228 East Peckham by-pass connecting to the A21 (5 miles to the south) and the M20/M26 at Wrotham Heath around 5 miles to the north.

Paddock Wood is around 1 mile with a mainline station providing a direct link to London Bridge, Waterloo and Charing Cross with a minimum journey time of around 45 minutes.

Paddock Wood provides a range of shop with a Tesco and Waitrose together with various banks.

DESCRIPTION

The premises comprise a former end-of-terrace, single-storey Class E unit, prominently located at the main entrance to The Hop Farm.

The accommodation is arranged in a broadly rectangular layout, with glazing to both the front and rear elevations, providing excellent natural light.

Internally, the unit was formerly used as a restaurant and comprises a main seating area with a fitted bar, together with a rear kitchen. The unit benefits from electric heating, fluorescent lighting, and a mains water supply. Externally, the property also benefits from access to a forecourt., and benefits from a large communal car park.

The property may be suitable for a number of other uses (subject to planning).

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FLOOR AREA

The unit has the extends to approximately 251.30 sq m (2,704 sq ft) measured on net internal basis. Interested parties are advised to check all measurements themselves.

TERMS

The property is available to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

£27,000 per annum exclusive.,

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

SERVICE CHARGE

A service charge will be levied for the upkeep of common parts.

VAT

We are informed VAT is not applicable

BUSINESS RATES

From the VOA, the unit is described as 'Shop & Premises' with a Rateable Value of £TBC.

The UBR for 2024/25 is 49.9p in the £.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

Josh O'Brien

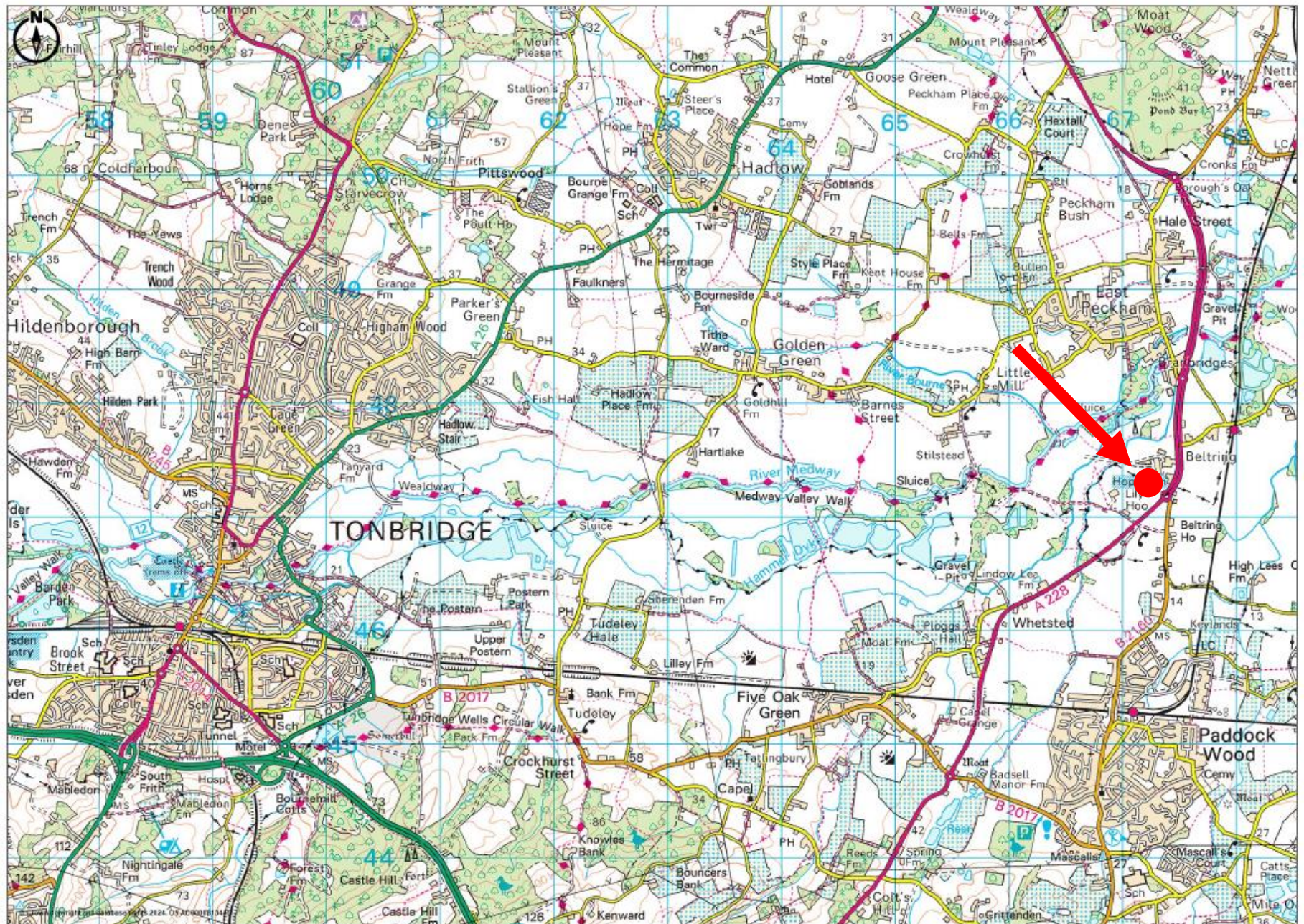
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Dominic Tomlinson

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Subject to contract + lease

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.





TO LET

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VARIETY OF USES STP**

APPROX. 251.30 SQ M (2,704 SQ FT)

**THE HOP FARM
PADDOCK WOOD
TONBRIDGE
TN12 6PY**

bracketts^{est. 1828}



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