

TO LET

6 MONTHS RENT FREE **



TO LET - First and Second Floor Town Centre Premises
Total NIA Approx. 1,043ft² [96.9m²] *
49 High Street, Cranbrook, Kent TN17 3EE

When experience counts...

est. 1828
bracketts

FIRST AND SECOND FLOOR TOWN CENTRE PREMISES

**TOTAL NIA APPROX.
1,043 SQ FT [96.9 SQ M]**

**49 HIGH STREET
CRANBROOK
KENT
TN17 3EE**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

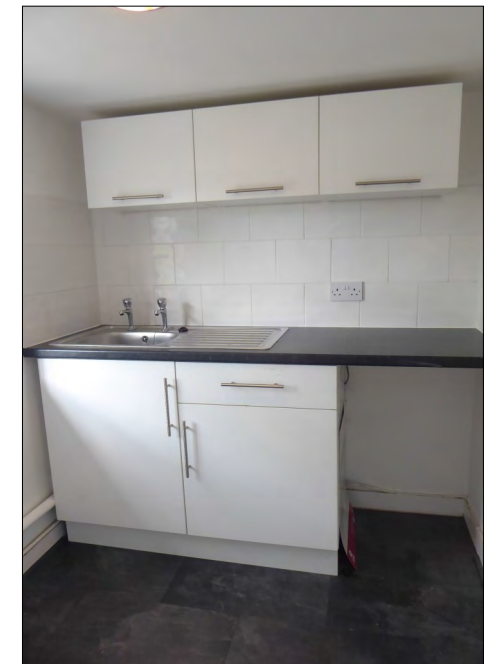
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

The property is located within the historic market town of Cranbrook approximately 15 miles east of Royal Tunbridge Wells and approximately 14 miles south of Maidstone.

The property is situated on the High Street directly above Lloyd Martin and The Little Hair Shop.

DESCRIPTION

First and second floor premises within an imposing Grade II Listed building in the centre of Cranbrook most recently used as a solicitors office. (note - enquiries of TWBC Planning Portal indicate most recent planning consent was granted in 2008 - change of use to DI (clinic use).

ACCOMMODATION

Ground Floor:

Reception and stairwell leading to:

First Floor:

Reception	NIA Approx.	72ft² [6.6m²]
5 Offices totalling	NIA Approx.	651ft² [60.4m²]
Kitchen/Staffroom	NIA Approx.	80ft² [7.4m²]
WC		

Second Floor / Attic:

Office	NIA Approx.	108ft² [10.0m²]*
Stores	NIA Approx.	132ft² [12.2m²]*

*excluding areas with head height below 1.5m

Total	NIA Approx.	1,043ft² [96.8m²]
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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 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

£12,000 per annum exclusive - payable quarterly in advance on the usual quarter days.

**The Landlord is offering an initial six month rent free period.

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

VAT payable if applicable.

RENTAL DEPOSIT

The ingoing 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 property is described as follows;

First Floor: “Treatment Rooms and Premises” - Rateable Value £9,500

Second Floor: “Office” - Rateable Value £1,275

The small business non-domestic rating multiplier for 2024/2025 - 49.9 pence in the £.

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

EPC

Our client has received advice from its solicitor that an EPC is not required to let the property. Any ingoing Tenant must rely upon its own enquiries and investigations in this respect.

LEGAL COSTS

Both parties 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 status, references and rental deposit

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

