



Card Factory

Audiologists

Specsavers

Opticians

BT

E
E

SHOP
TO LET
ALL ENQUIRIES TO:
GRICE
COLLINS
LONG
01462 833 370
GCLIMITED.COM

est. 1828
bracketts

TO LET 99.31 SQ M (1,069 SQ FT)

CLASS E UNIT

15 HIGH STREET, TONBRIDGE, TN9 1SQ

LOCATION

Tonbridge is a thriving market town with a resident population of approximately 40,000. The property is located in a prominent trading position in town centre. Nearby occupiers include Café Nero, Costa Coffee, EE, Boots, Greggs, Robert Dyas and Shoezone.

The town offers an excellent range of national retail and leisure facilities with many High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local pubs.

Tonbridge mainline station is less than 500 yards away and provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 35 – 50 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21 dual carriageways.

DESCRIPTION

The property comprises a ground floor retail unit fronting the high street and forming part of the Pavilion shopping centre, which is currently occupied by Specsavers.

FLOOR AREAS

The unit has the following approx. net internal floor area:

99.31 sq m (1,069 sq ft)

RENT

£33,000 per annum exclusive, payable quarterly in advance.

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.

VAT

We are informed that VAT is not levied.

BUSINESS RATES

The unit is described as 'Shop & Premises' with a Rateable Value of £30,250.

The UBR for 2023/24 is 49.9p in the £.

RENTAL DEPOSIT

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

PLANNING

We are informed the property benefits from Class E planning use.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

EPC

To be assessed

VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

Dom Barber

dominic.barber@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Or

Grice Collins Long

01462 833378

Subject to contract

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.



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**15 HIGH STREET
TONBRIDGE
TN9 1SQ**



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EPC