

TO LET



TO LET - Prominent Town Centre Retail Premises
GF Approx. 841ft² [78.1m²] FF & SF Approx. 1,085ft² [100.7m²]
74 Mount Pleasant Road, Tunbridge Wells, TN1 1RJ

When experience counts...

est. 1828
bracketts

TO LET

**PROMINENT TOWN CENTRE
RETAIL PREMISES**

GF - APPROX. 841 FT² [78.1 M²]*

FF & SF - APPROX. 1,085 FT² [100.7 M²]

**74 MOUNT PLEASANT ROAD
TUNBRIDGE WELLS**

**KENT
TN1 1RJ**



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)

1. Address: Mount Pleasant Road, Tunbridge Wells, TN1 1RJ	Energy rating: C	Valid until: 24 May 2025
Certificate number: 7705-0017-4062-1829-4862		

Property type: Retail/Financial and Professional Services

Total floor area: 196 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **12 A**

If typical of the existing stock: **19 B**

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 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the eastern side of Mount Pleasant Road. Nearby retailers include Closs & Hamblin, Jigsaw, Russell & Bromley, Lloyds, and Biggie Best together with food and drink operators including Esquires and Wagamama.

DESCRIPTION

Prominent town centre retail premises arranged over ground, first and second floors.

ACCOMMODATION

Ground Floor:

Retail Sales NIA Approx. 841 ft² [78.1 m²]*

First Floor:

Sales/Stores/Office NIA Approx. 641 ft² [59.5 m²]

Second Floor:

Staff/Stores NIA approx. 444 ft² [41.2 m²]
2 x WCs

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 Landlord operates a service charge in respect of common and shared items.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded.

GUIDE RENT

£45,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. The ingoing Tenant will be required to provide a rental deposit to be held throughout the Term.

Subject to VAT if applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" with a Rateable Value of £35,250.

The small business non-domestic rating multiplier for 2024 / 2025 is 49.9 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to pay 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



* Assuming all open plan

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

WITHOUT PREJUDICE TO EXISTING LEASE

Rev.26.04.24/DB



Ground Floor



Ground Floor



Ground Floor



First Floor