

on behalf of

THE  
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CO



**TO LET** 10.13 SQ M (109 SQ FT)

CLASS E UNIT

FORMER STATION MANAGERS OFFICE. HILDENBOROUGH, TN | 8LX

est. 1828  
**bracketts**

## LOCATION

Hildenborough lies 2 miles to the north of Tonbridge and 5 miles to the South of Sevenoaks.

The property is located at Hildenborough mainline station which offers services to London Charing Cross. Access to the A21 is approx. 2 ½ miles to the north west.

## DESCRIPTION

Comprises a former station office which would suit a variety of uses.

## FLOOR AREA

The unit has the following approx. floor area:

**10.13 sq m (109 sq ft)**

## PLANNING

We are informed the premises has an established A1 retail use. Other uses maybe considered subject to planning permission.

Interested parties should satisfy themselves as to the planning use with the Local Authority.

## TERMS

The unit is available to be let by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term of 6 years.

## RENT

£3,000 per annum exclusive, payable quarterly in advance, plus VAT.

## VAT

VAT is payable.

## SERVICE CHARGE

To be confirmed.

## BUSINESS RATES

To be confirmed.

## DEPOSIT

The ingoing Tenant will be required to provide a deposit.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs. In the event a Tenant decides not to use a solicitor, a fee of £395 plus VAT will be payable for a Standard Tenancy. Should prospective tenants wish to alter a premises, a License To Alter fee of £350 plus VAT will be payable.

## VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

### Dom Barber

dominic.barber@bracketts.co.uk

### Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

*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.

**TO LET**

**CLASS E UNIT**

**APPROX. 10.13 SQ M (109 SQ FT)**

**FORMER STATION MANAGERS OFFICE  
HILDENBOROUGH  
TN11 8LX**



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