

TO LET



TO LET - Double Fronted HOT FOOD TAKEAWAY (A5) (May sub-divide)

GF Approx. 1,048ft<sup>2</sup> [97.3m<sup>2</sup>]

91-93 London Road, Southborough, Tunbridge Wells, Kent TN4 0NH

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**DOUBLE FRONTED  
HOT FOOD TAKEAWAY (A5)  
(MAY SUB-DIVIDE)**

**GF NIA APPROX. 1,048FT<sup>2</sup> [97.3M<sup>2</sup>]**

**GUIDE RENT £20,000 PAX**

**91-93 LONDON ROAD  
SOUTHBOROUGH  
TUNBRIDGE WELLS  
KENT  
TN4 0NH**



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Kent  
TN1 1UU

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Also at 132 High Street, Tonbridge, Kent  
Tel: (01732) 350503



Energy performance certificate (EPC)			
91-93 London Road Southborough Tunbridge Wells TN4 0NH The unit	Energy rating <b>B</b>	Valid until 14 November 2018	Certificate number 9786-9874-6276-1460-0003
Property type	C1 Hotels		
Total floor area	194 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A+ to E.			
<b>Energy rating and score</b>		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is B.		The better the rating and score, the lower your property's carbon emissions are likely to be.	
<b>How this property compares to others</b>			
Properties similar to this one could have ratings:			
If newly built			
If typical of the existing stock:			



## 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.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 Motorway and has a frequent train service to the Capital (journey time of approximately 60 minutes).

Southborough is an outlying district of Royal Tunbridge Wells, approximately 3 miles north of the town centre and close to the junction of the A26 and the A21 (T).

The property enjoys a prominent position fronting the main A26 London Road. Nearby occupiers include Tesco and a mix of local independent operators.

## DESCRIPTION

Double fronted ground floor takeaway premises (A5) most recently operating as a Papa Johns pizza takeaway. Ref: Planning Application 09/02563/FUL/RCC.

## ACCOMMODATION

### Ground Floor:

Takeaway/Sales	NIA Approx. 895ft <sup>2</sup> [83.1m <sup>2</sup> ]
Rear store	NIA Approx. 74ft <sup>2</sup> [ 6.8m <sup>2</sup> ]
Rear chiller	NIA Approx. 79ft <sup>2</sup> [ 7.3m <sup>2</sup> ]
Ladies & Gents WCs	

**Total NIA Approx. 1,048ft<sup>2</sup> [97.3m<sup>2</sup>]**

### 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.

**Note:** A self-contained basement store of approx. 408ft<sup>2</sup> [37.9m<sup>2</sup>] may be available by separate negotiation.

## 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

£20,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

## 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 premises is described as 'Shop and Premises' and has a Rateable Value of £20,000. 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 be responsible for their own legal costs.

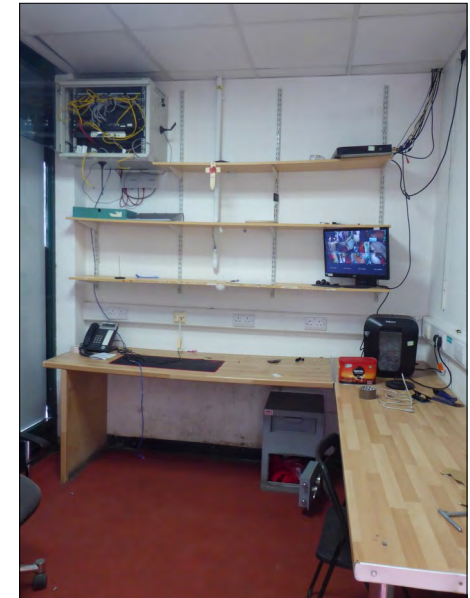
## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**

Darrell Barber MRICS

M: 07739 535468

E: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



**SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC. WITHOUT PREJUDICE TO EXISTING LEASE.**

21/08/24/DB

