



NON-INDICATIVE RED LINE FOR IDENTIFICATION PURPOSES ONLY

TO LET 291.12 SQ M (3,134 SQ FT)

FORMER PILATES HEALTH STUDIO suitable for a variety of uses STP

10A, PAVILION SHOPPING CENTRE, TONBRIDGE, TN9 1TE

est. 1828
bracketts

DESCRIPTION

The accommodation comprises a first floor former Pilates health studio. The accommodation benefits from:

- reception area
- a number of partitioned fitness suites
- toilet block with changing facilities
- demised parking space

FLOOR AREA

The unit extends to approximately 291.12 sq m (3,134 sq ft) measured on net internal basis.

LOCATION

The unit is located on the first floor of the Pavilion Shopping Center with prominent frontage onto Angel Lane and adjacent a large car park serving the town and Sainsbury's.

Tonbridge is a thriving market town located in Kent, with a resident population of approximately 40,000. The town offers an excellent range of retail and leisure facilities with many national High Street retailers, coffee shops, restaurants and pubs represented.

Tonbridge mainline station 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.

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.

RENT

£35,000 per annum exclusive, plus VAT, payable quarterly in advance.

VAT

We are informed VAT is currently payable.

BUSINESS RATES

To be confirmed.

RENTAL DEPOSIT

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

EPC

To be assessed.

SERVICES

We are told the accommodation benefits from mains electrics & water.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

The service charge is currently £15,110 pa + VAT and is subject to annual reconciliation.

VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

Dom Barber

dominic.barber@bracketts.co.uk

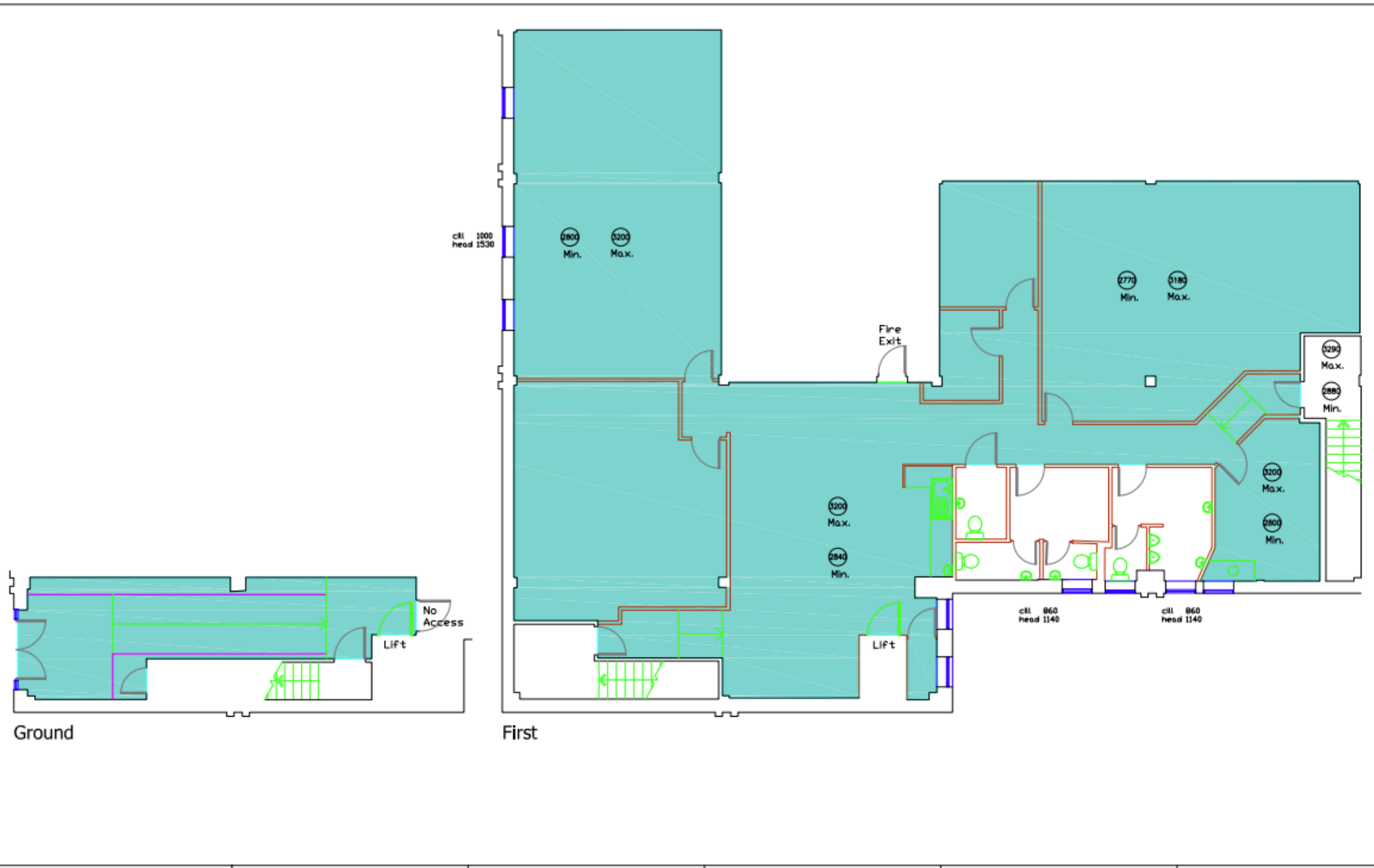
Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

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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APPROX. 291.12 SQ M
(3,134 SQ FT)

10A
PAVILION SHOPPING CENTRE
TONBRIDGE
TN9 1TE

bracketts est. 1828

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