



TO LET 66.61 SQ M (717 SQ FT)
HIGH STREET CLASS E UNIT
47 HIGH STREET, TONBRIDGE, KENT, TN9 1SD

est. 1828
bracketts

LOCATION

The property is situated in a prominent position on Tonbridge High Street. Surrounding occupiers include WH Smith, Nationwide, Choice and Specsavers amongst others.

The premises are close to the two pedestrian shopping arcades The Angel Walk Centre and The Pavilion

Tonbridge main line station is less than 300 metres to the south of the property providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes.

DESCRIPTION

Comprises a mid-terrace lock-up retail unit with a fully glazed shopfront. There is a WC and kitchen to the rear.

FLOOR AREA

The unit has the extends to approximately 66.61 sq m (717 sq ft) measured on net internal basis.

Sales Area	51.26 sq m	(552 sq ft)
Ancillary	15.35 sq m	(165 sq ft)

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

£28,000 per annum exclusive, payable quarterly in advance.

VAT

We are informed VAT is not currently payable.

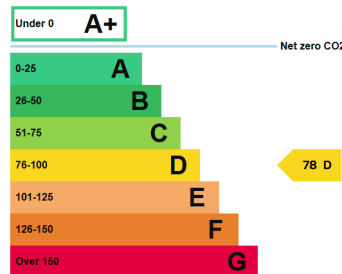
BUSINESS RATES

From the VOA, the unit is described as 'Shop & Premises' with a Rateable Value of £26,000.

The UBR for 2024/25 is 49.9p in the £.

EPC

D96



RENTAL DEPOSIT

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

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

Dom Barber

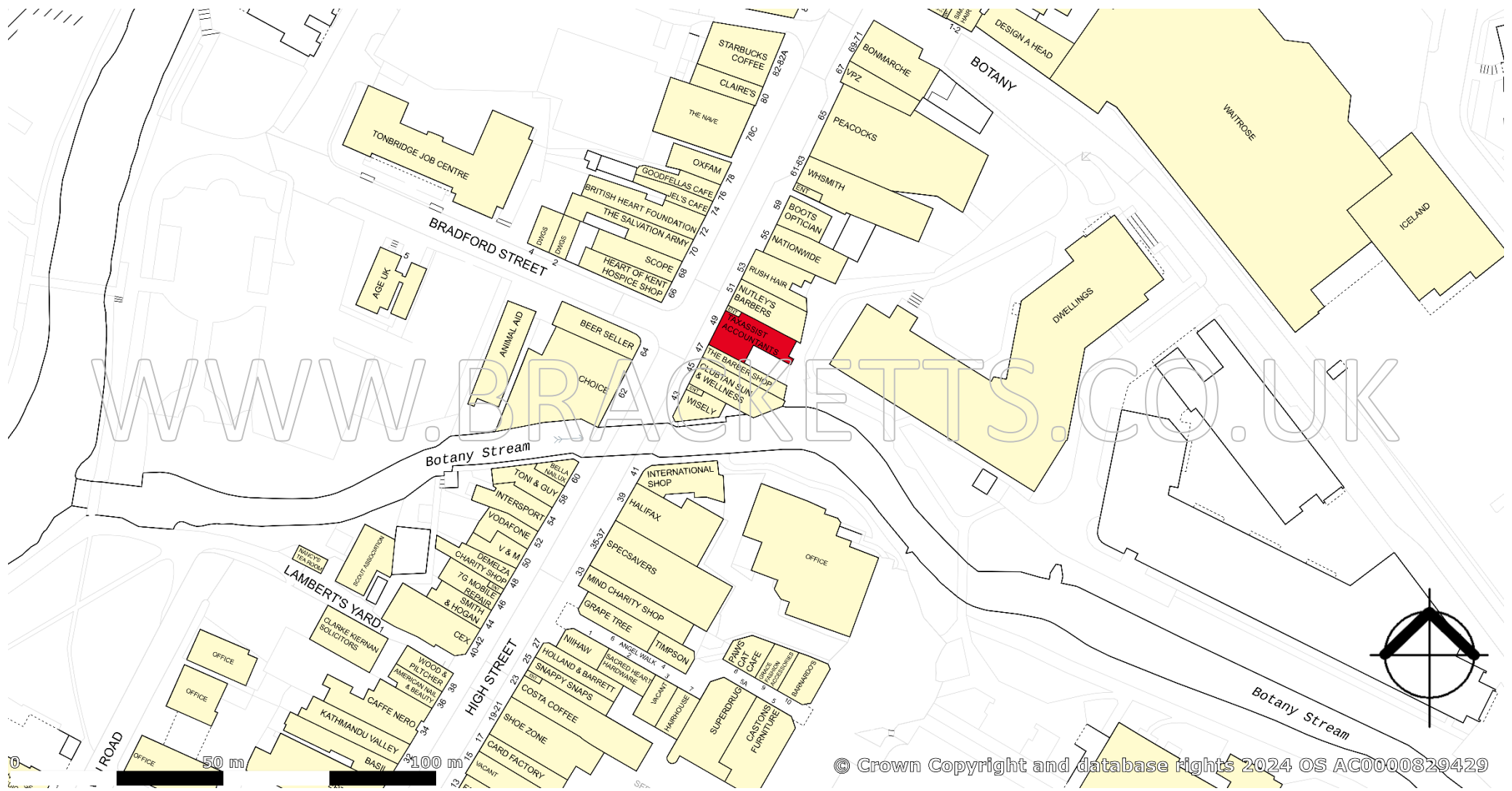
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Subject to contract

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
HIGH STREET RETAIL UNIT
APPROX. 66.61 SQ M (717 SQ FT)

47 HIGH STREET
TONBRIDGE
KENT
TN9 1SD



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