



TO LET - TOWN CENTRE RETAIL PREMISES
NIA Approx. 1,839ft² [170.8 m²]
17 High Street, Tunbridge Wells, Kent TN1 1UT

When experience counts...

est. 1828
bracketts

TO LET

**TOWN CENTRE RETAIL
PREMISES**

NIA APPROX. 1,839FT² [170.8M²]

**17 HIGH STREET
TUNBRIDGE WELLS
KENT**

TNI IUT



27/29 High Street
Tunbridge Wells
Kent
TNI IUU

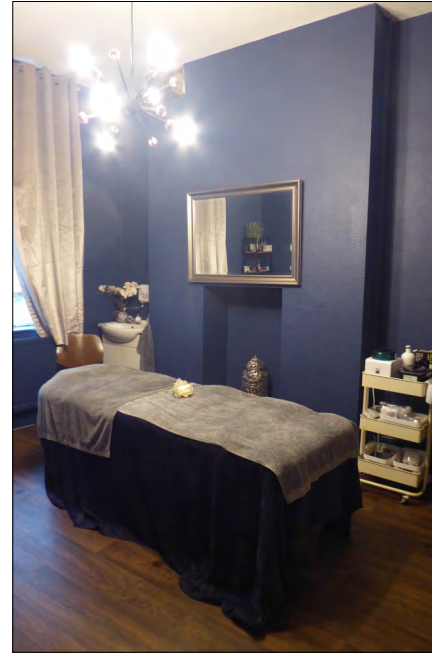
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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Library Photo



Energy performance certificate (EPC)

17 High Street, Tunbridge Wells, TN1 1UT	Energy rating C	Valid until 7 July 2029
Property type A1/A2 Retail and Financial/Professional services		Continuation number WBC2886341-923-0000
Total floor area 220 square metres		

Rules on letting this property

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

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built:	30-33
If typical of the existing stock:	44-50

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 central London (approximately 60 minutes).

The property is situated on the eastern side of the High Street approximately 250 metres from the station. Nearby occupiers include Gail's, Susie Watson Designs, Seasalt, Caroline Charles, Mint Velvet, David Clulow, The White Company and The Ivy.

DESCRIPTION

Prominent Grade II listed High Street retail premises arranged over ground, first and second floors.

ACCOMMODATION

Ground Floor

Retail area	approx.	898ft ² [83.4m ²]
Kitchen / Staff	approx.	111ft ² [10.3m ²]
WC		

First Floor

Two rooms totalling	approx.	367ft ² [34.0m ²]
Store	approx.	11ft ² [1.0m ²]

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.

Second Floor

Two rooms totalling	approx.	355ft ² [33.0m ²]
Kitchen	approx.	97ft ² [9.0m ²]
Shower room / WC		

TOTAL NIA APPROX 1,839ft² [170.8m²]

LEASE

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

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

GUIDE RENT

£50,000 per annum exclusive - 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.

VAT

Payable if applicable - we are advised that the Landlord does not currently charge VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as hairdressing salon and premises and has a Rateable Value of £29,500.

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 save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**
Darrell Barber MRICS
Mobile 07739 535468
darrell@bracketts.co.uk



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

