



Prominent Retail Class E Unit

207.5 m² (2,223 sq ft)

TO LET

Unit 5

Angel Walk

Shopping Centre

Tonbridge, TN9 1TJ



DESCRIPTION

The property comprises a ground floor Class E retail unit, previously used as a furniture shop.

The unit currently benefits from the former tenant's shop fit and can be let in its current condition or stripped back to shell condition.

LOCATION

The property is located in the Angel Walk Shopping Centre, which runs between the High Street and the Sainsburys complex to the east of the High Street. There is a large surface car park providing approximately 290 car spaces. Nearby occupiers include Superdrug, Timpsons, Barnardo's, Grapetree and Holland & Barrett. The Angel Walk shopping centre links the town's High Street to Sainsburys and the town's main car park.

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.

ACCOMMODATION

The premises comprises the following net internal areas:

Ground floor: 207.5 m² (2,233 sq ft)
(all areas & measurements are approximate, and verification is recommended).

PLANNING

Suitable for a variety of uses within Class E. Other uses are considered (subject to planning).

SERVICE CHARGE

A service charge is to be levied for upkeep of common parts, at £8133.59 pa.

BUSINESS RATES

To be assessed.

EPC

E 108

LEASE

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£34,500 per annum, plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS AND FURTHER INFORMATION

Please contact joint letting agents Bracketts – 01732 350503

Joshua O'Brien: joshua.o'brien@bracketts.co.uk

Dominic Tomlinson: dominic.tomlinson@bracketts.co.uk

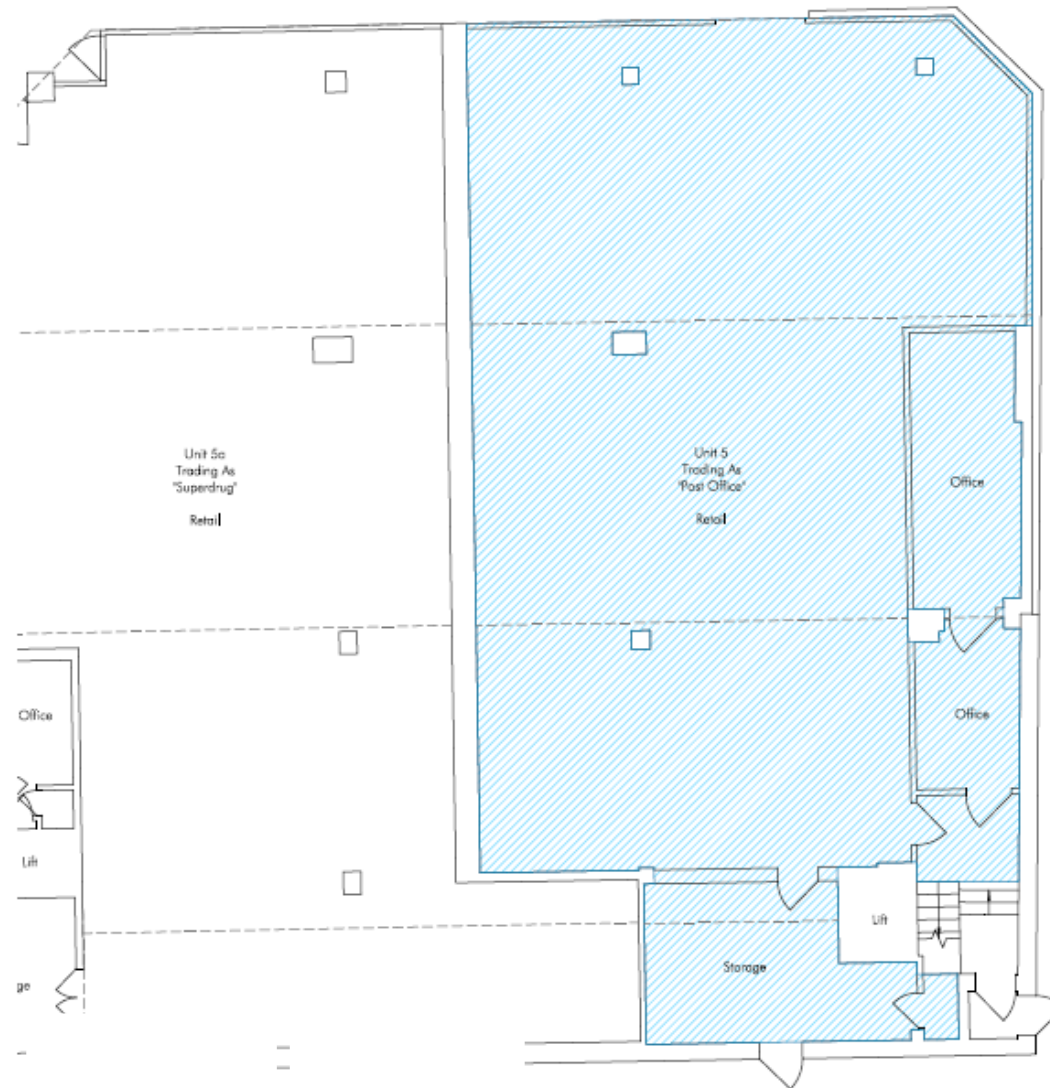
Or Joint Agent Murray Commercial 07501598981

Subject to contract

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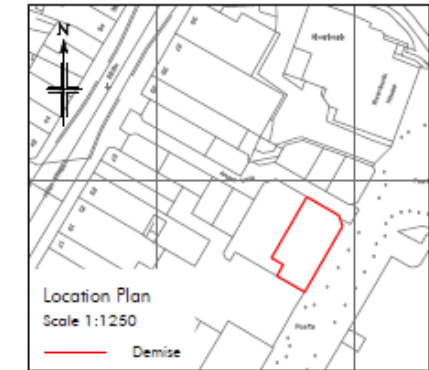
Floor plan – for indicative purposes



UNIT 5

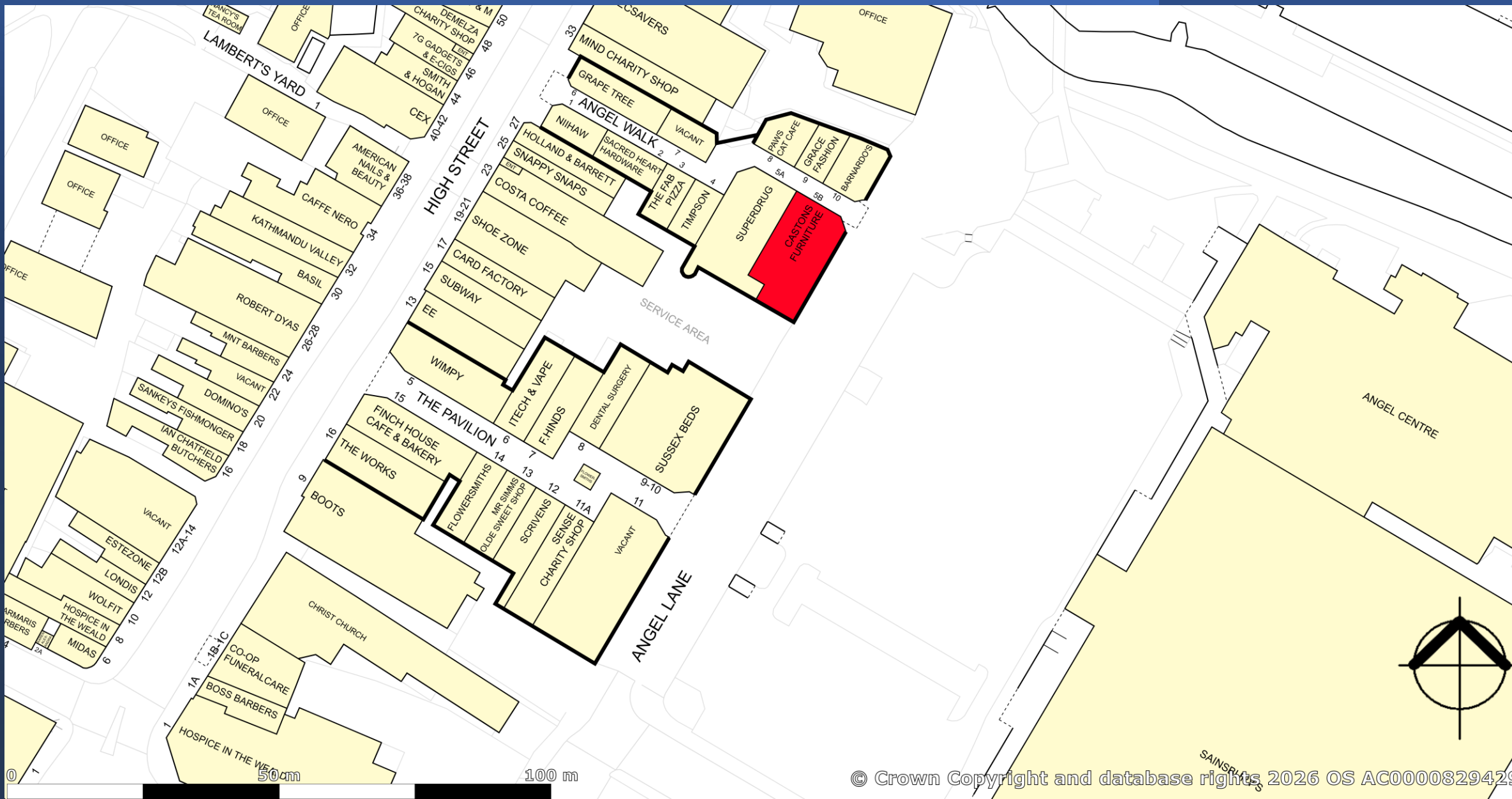
Angel Walk, TONBRIDGE, KENT, TN9 1TJ

Ground Floor
Internal Area Plan



NOTES

This drawing complies with the 6th edition of the BCS code and is produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.



LAMBERT'S YARD

HIGH STREET

ANGEL LANE

ANGEL CENTRE

SERVICE AREA

HOSPICE IN THE WEALD

50m

100m



 CoStar AWARDS

WINNER
TOP AGENCY



bracketts est. 1828

Tonbridge

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Royal Tunbridge Wells

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