



TO LET | 12.05 SQ M (1,206 SQ FT)

CLASS E RETAIL UNIT

1 QUARRY HILL ROAD, TONBRIDGE, KENT TN9 2RH

est. 1828
bracketts

LOCATION

1 Quarry Hill Road is situated at the southern end of the town, adjacent to the train station. The property is in a parade of shops anchored by Lidl.

The property is situated within 50 yards of Tonbridge mainline station and 0.5 miles from the A21 dual carriageway. There is also a bus stop near to the property.

DESCRIPTION

The property comprises an end-of-terrace building providing ground-floor lock-up retail accommodation with air conditioning. The premises benefit from Class E use and were most recently occupied by Morrisons

FLOOR AREA

The unit has the following approx. net internal floor areas:

Ground Floor Sales: 62.88m² (658 sq ft)

Basement: 49.17m² (529 sq ft)

Total approx. 112.05m² (1,206 sq ft)

All areas are approximate and interested parties are advised to verify all measurements themselves

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

£25,000 per annum exclusive plus VAT, payable quarterly in advance.

VAT

VAT is payable.

BUSINESS RATES

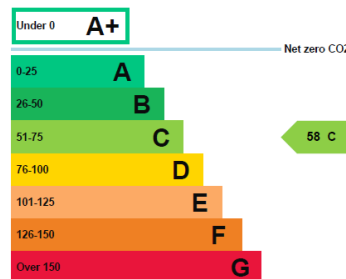
The unit is described as 'Shop & Premises' with a rateable value of £17,750.

RENTAL DEPOSIT

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

EPC

58 C



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.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

Service Charge figures available upon request.

VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

Joshua O'Brien

Joshua.o'brien@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

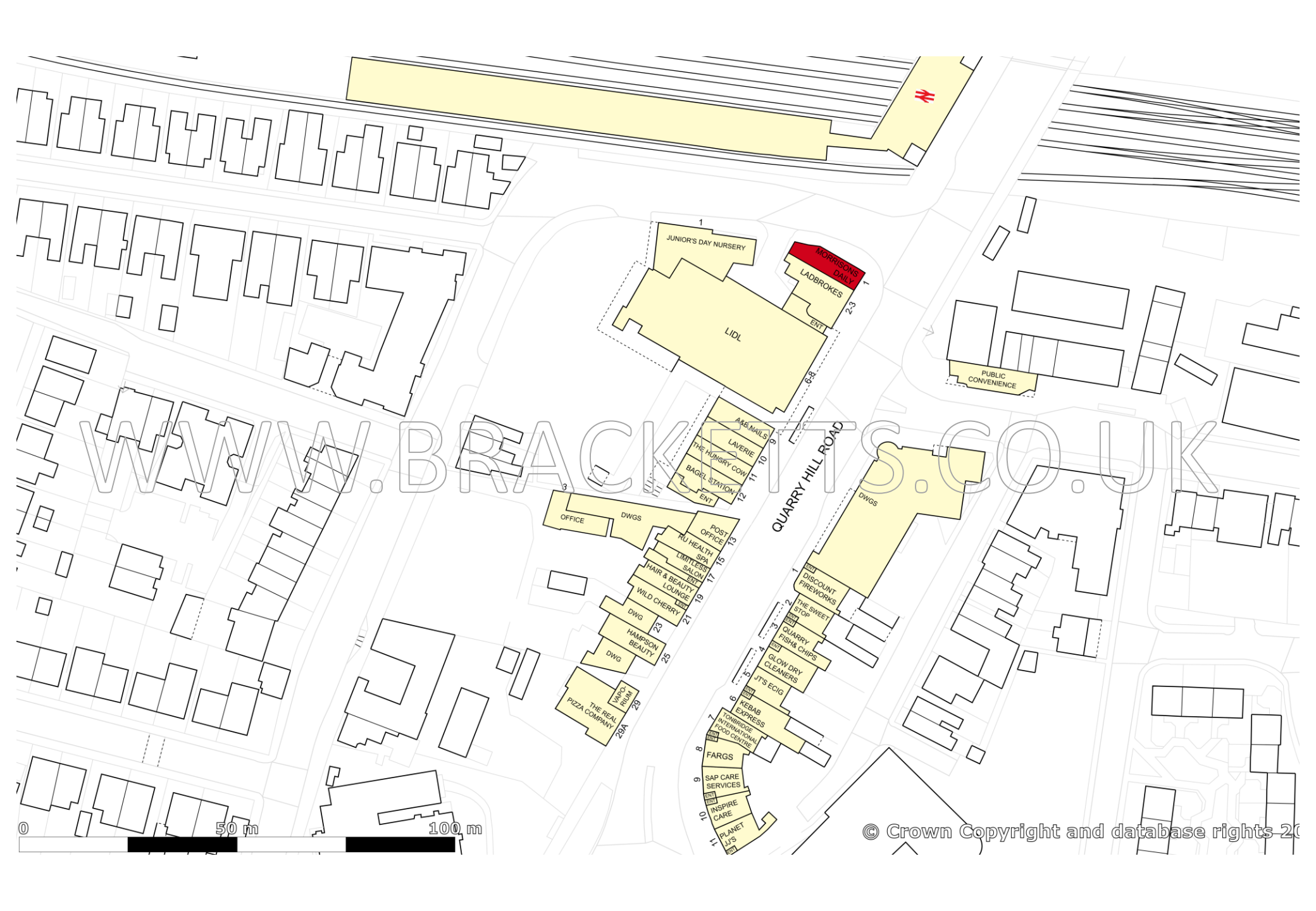
or

Molyneux Rose

020 7409 0130

chris.tippetts@molyrose.co.uk

Subject to contract



WWW.BRACKETS.CO.UK

0 50 m 100 m

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- 1 JUNIOR'S DAY NURSERY
- 2 MORRISON'S DAIRY
- 3 LADBROKES
- 4 LIDL
- 5 THE HUNGRY COW
- 6 BAGEL STATION
- 7 THE REAL PIZZA COMPANY
- 8 FARGS
- 9 SAP CARE SERVICES
- 10 INSPIRE CARE
- 11 PLANET JJS
- 12 THE SWEET STOP
- 13 QUARRY FISH & CHIPS
- 14 GLOW DRY CLEANERS
- 15 JTS ECIG
- 16 KEBAB EXPRESS
- 17 TORBRIDGE INTERNATIONAL FOOD CENTRE
- 18 THE REAL PIZZA COMPANY
- 19 HAMPSON BEAUTY
- 20 WILD CHERRY
- 21 HAIR & BEAUTY LOUNGE
- 22 LITTLE'S SALON
- 23 RU HEALTH SPA
- 24 POST OFFICE
- 25 THE HUNGRY COW
- 26 LAGERIE
- 27 A&S NAILS
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QUARRY HILL ROAD

PUBLIC CONVENIENCE

TO LET

CLASS E RETAIL UNIT

APPROX. 112.05 SQ M (1,206 SQ FT)

**1 QUARRY HILL ROAD
TONBRIDGE
KENT
TN9 2RH**

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Tonbridge

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