



TO LET - FLEXIBLE SPACE / USE
HAMMONDS FARM, SMITHS LANE, GOUDHURST, KENT TN17 1EU
UNITS 3A, 3B & 4A - 190 - 1,170 SQ FT

When experience counts...

est. 1828
bracketts

TO LET

FLEXIBLE SPACE / USE

UNITS 3A, 3B & 4A

HAMMONDS FARM

SMITHS LANE

GOUDHURST

CRANBROOK

KENT

TN17 1EU



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

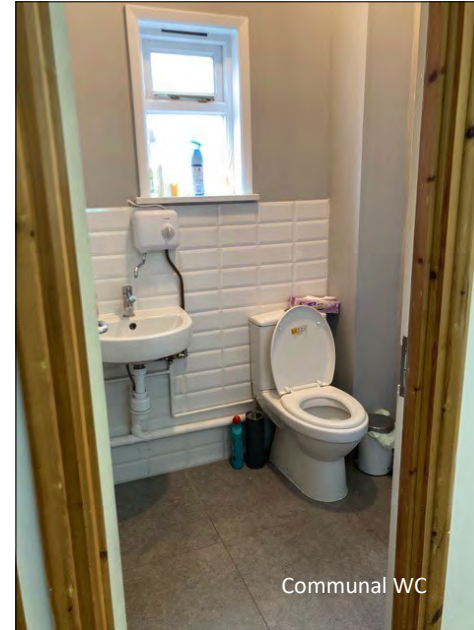
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Communal WC



Communal Area - Library photograph



Unit 3a



Unit 3b



Unit 4a

LOCATION / SITUATION

The property is located on the outskirts of Goudhurst approximately 10 miles east of Royal Tunbridge Wells, 13 miles south of Maidstone and 5 miles west of Cranbrook.

The property is situated approximately 0.8 miles north west of the village centre which includes a hotel, doctors surgery, convenience store, bakery, pharmacy, newsagents, hairdressers and a number of public houses.

From the A262 turn into Smiths Lane and follow for approx. 0.3 miles. Take a left at a grass triangle and follow for approx. 0.1 miles. Take a right fork and follow for approx. 0.1 miles.

DESCRIPTION

Flexible ground floor space (3 separate units) suitable for multiple possible uses including workshop, store, office within a larger mixed use building in a picturesque rural location. The accommodation benefits from heating/cooling delivered via air source heat pumps.

ACCOMMODATION

Unit 3A: NIA Approx. 190ft² [17.6m²]
1 car parking space

Unit 3B: NIA Approx. 480ft² [44.5m²]
2 car parking spaces

Unit 4A: NIA Approx. 500ft² [52.0m²]
3 car parking spaces
(desks can be removed from 4A if required)

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.

Further car parking spaces may be available by separate negotiation.

LEASE

The premises are available by way of a new Internal Repairing and Insuring Lease for a term to be agreed. The Landlord will operate a service charge if required depending on the space taken. Otherwise insurance rent, water and electricity is payable separately by the Tenant(s).

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

The units are available as a whole or may be let on an individual basis.

GUIDE RENT

Unit 3A - £3,250 per annum exclusive
Unit 3B - £4,250 per annum exclusive
Unit 4A - £8,250 per annum exclusive

Rent payable quarterly in advance on the usual quarter days.

We are advised that VAT will be applicable.

RENTAL DEPOSIT

The ingoing Tenant(s) will be required to provide a deposit to be held throughout the term.

BUSINESS RATES

Enquiries of the VOA website indicate that Unit 3 is described as “Store and Premises” and has a Rateable Value of £5,500 and Unit 4 is described as “Offices and Premises” and has a Rateable Value of £7,900.

The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £. Subject to satisfying certain criteria ingoing Tenant(s) may qualify for small business rates relief.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant(s) 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 – darrell@bracketts.co.uk

SUBJECT TO CONTRACT, VACANT POSSESSION,
PLANNING (IF REQUIRED) AND RECEIPT OF
SATISFACTORY REFERENCES, DEPOSITS, ETC.

Rev.05.06.24/DB



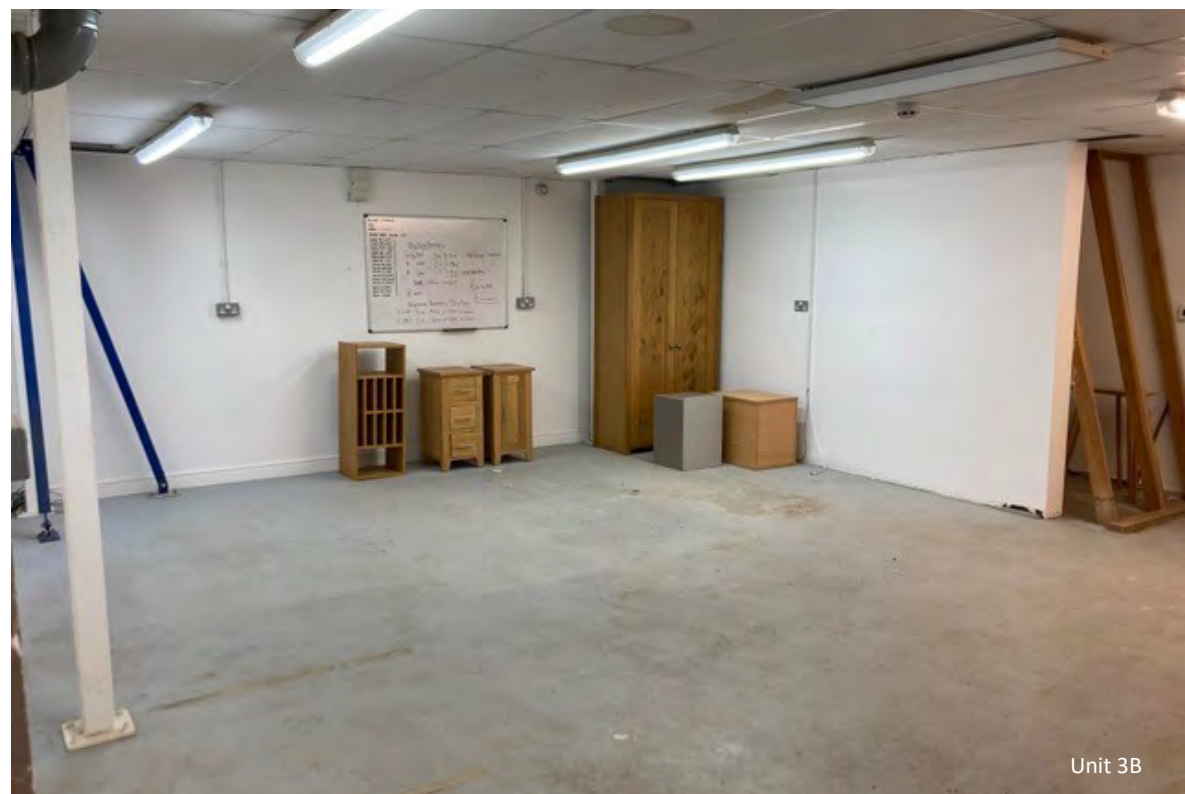
Library photograph



Unit 3A



4A - Library photograph



Unit 3B