



**TO LET** 65.35 SQ M (703.43 SQ FT)

**CLASS E UNIT – SUITABLE FOR A VAREITY OF DIFFERENT USES STP**

**THE HOP FARM, PADDOCK WOOD, TONBRIDGE, KENT, TN12 6PY**

est. 1828  
**bracketts**

## LOCATION

The Hop Farm is situated equidistant between Maidstone, Tunbridge Wells and Tonbridge. It occupies an extremely high profile location visible from the A228 East Peckham by-pass connecting to the A21 (5 miles to the south) and the M20/M26 at Wrotham Heath around 5 miles to the north.

Paddock Wood is around 1 mile with a mainline station providing a direct link to London Bridge, Waterloo and Charing Cross with a minimum journey time of around 45 minutes.

Paddock Wood provides a range of shop with a Tesco and Waitrose together with various banks.

## DESCRIPTION

The premises comprise a former end of terrace single story Class E unit located at the main entrance of the hop farm.

The accommodation is arranged in a broadly rectangular layout with glazing to both front and rear elevations, providing excellent natural light. Internally, it offers a principal office area together with a counter unit.

The unit benefits from electric heating and is fitted with fluorescent lighting. Shared toilet facilities are available within the estate. Please note, the unit does not have a direct water supply.

Externally, the property also benefits from access to a forecourt. And has the benefit of a large communal car park.

The property may be suitable for a number of other uses (subject to planning).

## FLOOR AREA

The unit has the extends to approximately 65.35 sq m (703.43 sq ft) measured on gross internal basis. Interested parties are advised to check 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

£11,500 per annum exclusive,.

## RENTAL DEPOSIT

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

## SERVICE CHARGE

A service charge will be levied for the upkeep of common parts.

## VAT

We are informed VAT is not applicable

## BUSINESS RATES

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

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

## 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**

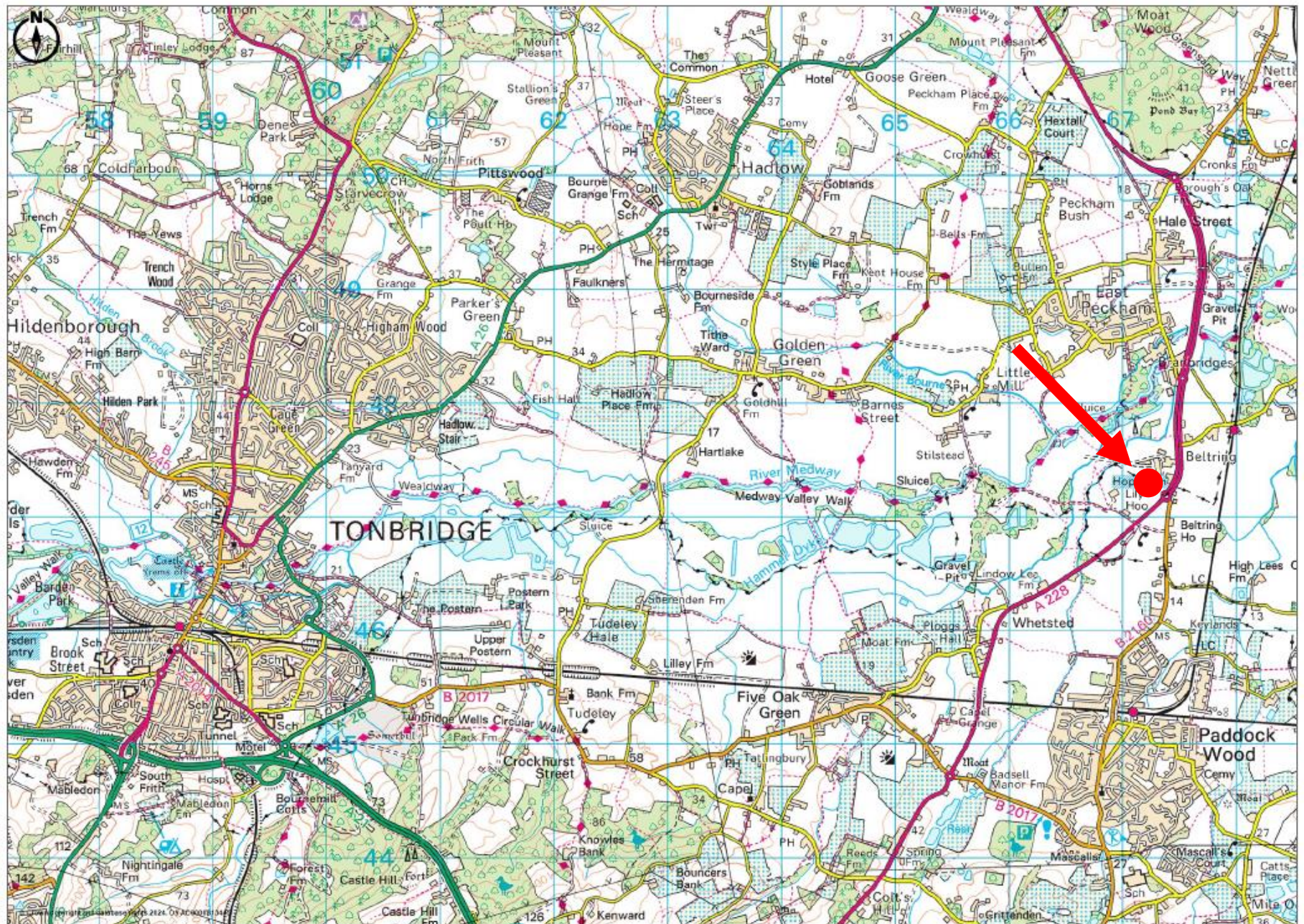
**Dominic Tomlinson**

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

***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.





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TN12 6PY

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## CONTACT US

132 High Street  
Tonbridge  
Kent  
TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: [tonbridge@bracketts.co.uk](mailto:tonbridge@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street, Tunbridge Wells, Kent  
Tel: (01892) 533733

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