

TO LET - Prominent Town Centre Retail Premises

GF Approx. 841ft² [78.1m²] FF & SF Approx. 1,085ft² [100.7m²]

74 Mount Pleasant Road, Tunbridge Wells, TN1 1RJ

When experience counts...



TO LET (AVAILABLE QI 2026)

PROMINENT TOWN CENTRE RETAIL PREMISES

GF - APPROX. 841 FT² [78.1 M²]*
FF & SF - APPROX. 1,085 FT² [100.7 M²]

74 MOUNT PLEASANT ROAD TUNBRIDGE WELLS KENT TNI IRJ

bracketts

27/29 High Street Tunbridge Wells Kent TN1 IUU

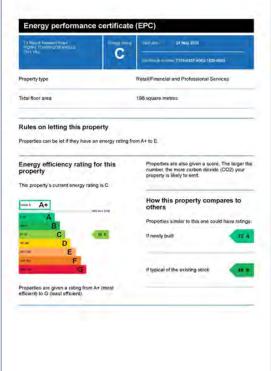
Tel: (01892) 533733 Fax: (01892) 512201 E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent Tel: (01732) 350503







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 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the eastern side of Mount Pleasant Road. Nearby retailers include Closs & Hamblin, Jigsaw, Arlo & Jacob, Lloyds Bank and Biggie Best together with food and drink operators including Pho and Wagamama.

DESCRIPTION

Prominent town centre retail premises arranged over ground, first and second floors. The current tenant will be vacating in January 2026.

ACCOMMODATION

Ground Floor:

Retail Sales NIA Approx. 841 ft² [78.1 m²]*

First Floor:

Sales/Stores/Office NIA Approx. 641 ft² [59.5 m²]

Second Floor:

Staff/Stores NIA approx. 444 ft² [41.2 m²]

2 x WCs

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed. The Landlord operates a service charge in respect of common and shared items.

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

GUIDE RENT

£43,000 per annum exclusive.

Rent 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.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" with a Rateable Value of £35,250.

The small business non-domestic rating multiplier for 2025 / 2026 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.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**.

Darrell Barber MRICS Mobile: 07739 535468

Email: darrell@bracketts.co.uk



* Assuming all open plan

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

WITHOUT PREJUDICE TO EXISTING LEASE

03.10.25/DB

Important Notice:

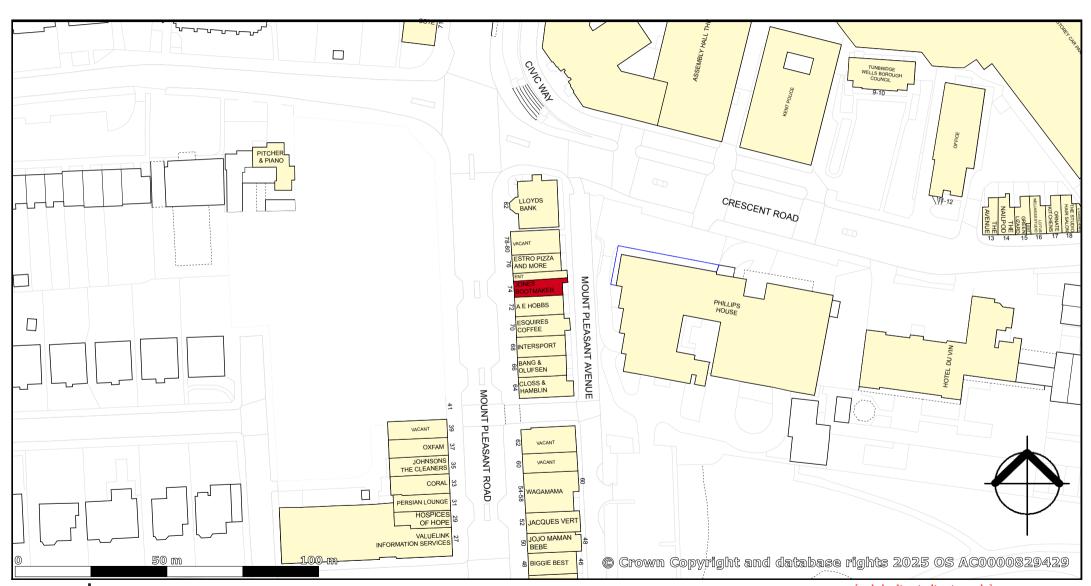
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