



TO LET - Prominent Town Centre Retail Premises  
GF Approx. 841ft<sup>2</sup> [78.1m<sup>2</sup>] FF & SF Approx. 1,085ft<sup>2</sup> [100.7m<sup>2</sup>]  
74 Mount Pleasant Road, Tunbridge Wells, TN1 1RJ

When experience counts... **bracketts** est. 1828



**TO LET**  
**(AVAILABLE Q1 2026)**

**PROMINENT TOWN CENTRE**  
**RETAIL PREMISES**

**GF - APPROX. 841 FT<sup>2</sup> [78.1 M<sup>2</sup>]\***  
**FF & SF - APPROX. 1,085 FT<sup>2</sup> [100.7 M<sup>2</sup>]**

**74 MOUNT PLEASANT ROAD**  
**TUNBRIDGE WELLS**  
**KENT**  
**TN1 1RJ**



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TN1 1UU

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



**Energy performance certificate (EPC)**

1. Address: 74 Mount Pleasant Road, Tunbridge Wells, TN1 1RJ	Energy rating: <b>C</b>	Valid until: 24 May 2031
Certificate number: 7705-0037-4062-1329-0002		

Property type: Retail/Financial and Professional Services

Total floor area: 196 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

**Energy efficiency rating for this property**

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

**How this property compares to others**

Properties similar to this one could have ratings:

If newly built: **12 A**

If typical of the existing stock: **19 B**

## 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 ft<sup>2</sup> [78.1 m<sup>2</sup>]\*

### First Floor:

Sales/Stores/Office NIA Approx. 641 ft<sup>2</sup> [59.5 m<sup>2</sup>]

### Second Floor:

Staff/Stores NIA approx. 444 ft<sup>2</sup> [41.2 m<sup>2</sup>]  
2 x WCs

### 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.

## 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 incoming 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





Ground Floor



Ground Floor



Ground Floor



First Floor



74 Mount Pleasant Road, Tunbridge Wells, TN1 1RJ

