



**TO LET** 229 SQ M (2464 SQ FT)  
RETAIL UNIT (RESTAURANT / CLASS E)  
12a - 14 High Street, Tonbridge, Kent, TN9 1EJ

est. 1828  
**bracketts**

## LOCATION

The property is situated in a prominent position on Tonbridge High Street. Surrounding occupiers include Boots, Greggs, Dominos Pizza, Caffè Nero, Specsavers, & Sainsbury.

The premises are close to the two pedestrian shopping arcades The Angel Walk Centre and The Pavilion. Tonbridge main line station is less than 200 metres to the south of the property providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes.

## DESCRIPTION

Comprises a ground floor commercial unit within a two story end of terrace property.

## FLOOR AREA

The unit extends to approximately 229 sq m (2464 sq ft) measured on net internal basis.

ITZA 110 sq. m (1,183 sq. ft.)

## 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

£60,000 pax

The building is elected for VAT which will be charged.

## BUSINESS RATES

From the VOA, the unit is described as 'Restaurant & Premises' with a Rateable Value of. £64,000.

The UBR for 2024/25 is 54.6p in the £.

## RENTAL DEPOSIT

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

## LEGAL COSTS

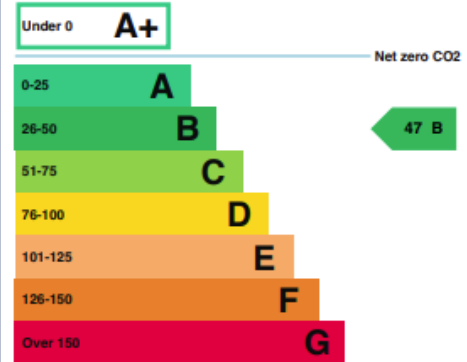
Each party to be responsible for their own legal costs.

## POSSESSION

Upon completion of legal formalities.

## EPC

B 47



## VIEWING

Strictly by appointment through joint agents Bracketts (and NJWE):

Telephone: **01732 350503**

**Dominic Tomlinson**

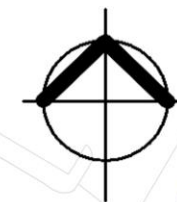
dominic.tomlinson@bracketts.co.uk

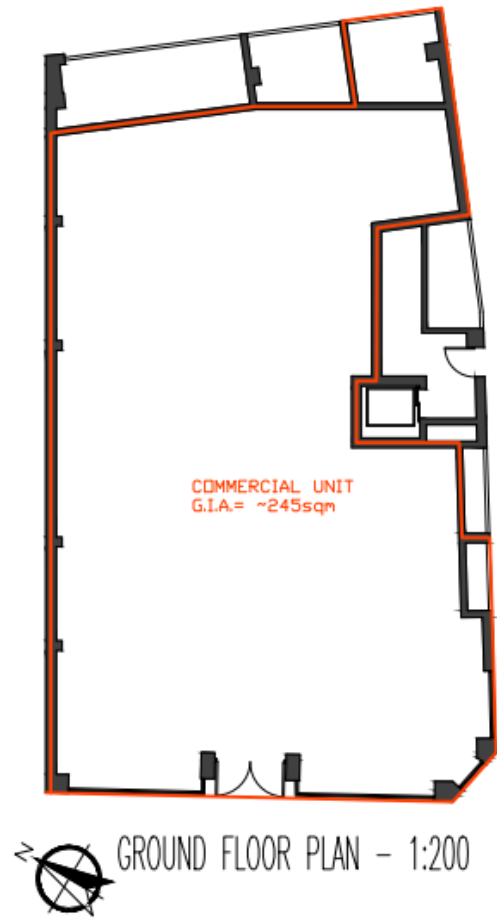
*Subject to contract*

### 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.









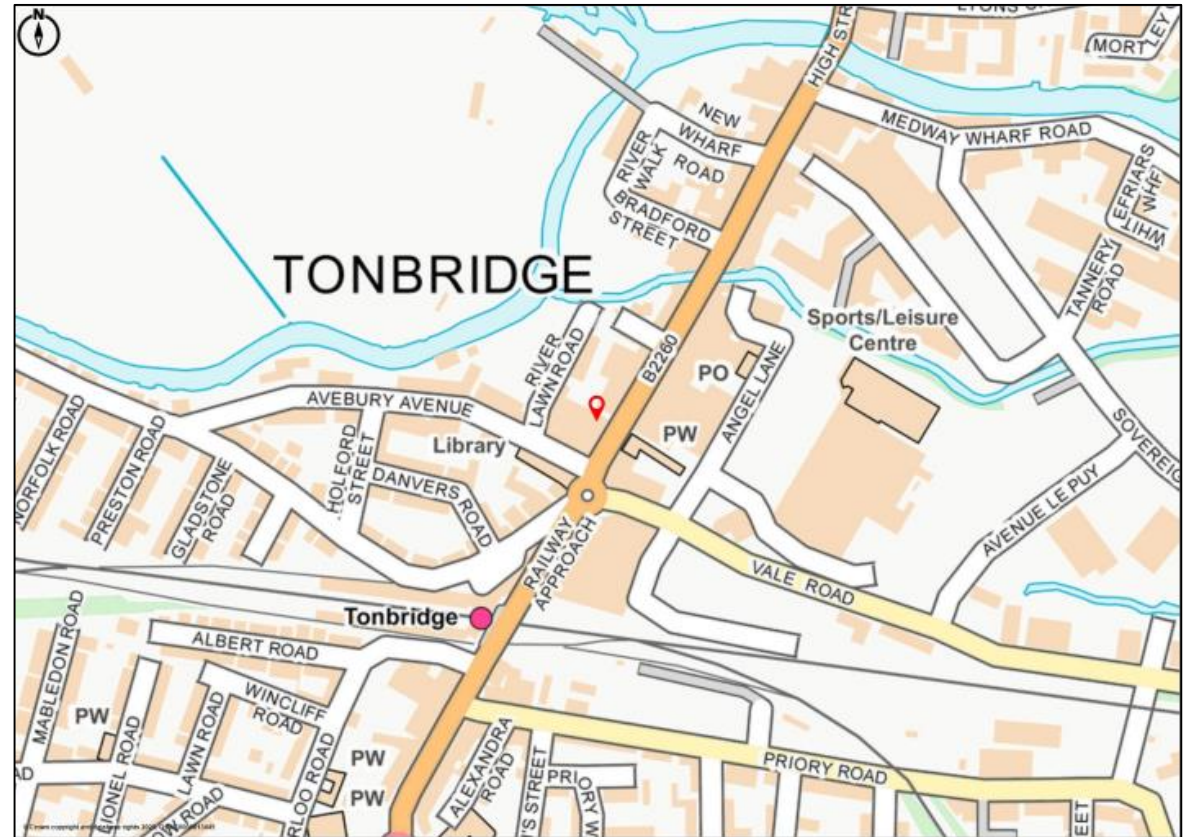
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**RESTAURANT / CLASS E**

**APPROX. SQ M (SQ FT)**

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**bracketts** est. 1828

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