



**TO LET** 34 SQ M (370 SQ FT)

CLASS E RETAIL UNIT

2 Railway Approach, Tonbridge, TN9 2RQ

est. 1828  
**bracketts**

## LOCATION

Railway Approach is situated directly between Tonbridge Mainline Station and the town's commercial area.

The parade is within 50 metres of Tonbridge Mainline Station, which provides a fast and frequent train service to central London stations, with a maximum journey time of around 35 minutes.

## DESCRIPTION

Access to the front is via Railway Approach with access to the lower ground floor via Barden Road. The full parade comprises 8 mixed-use units. Surrounding occupiers include Lidl, Ladbrooks, Pizza GoGo, and Railway Groceries.

## FLOOR AREA

The unit has the following approx. floor area:  
34 SQ M (370 SQ FT)

## PLANNING

We are informed that the property can be used for CLASS E planning uses.

Interested parties are advised to make their own enquiries to ensure their use is lawful.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## RENT

£20,000 per annum exclusive, payable quarterly in advance.

## VAT

VAT is payable.

## SERVICE CHARGE

To be confirmed

## BUSINESS RATES

Enquiries from the VOA Website indicate that the property is described as 'Shop and premises' with a rateable value of £7,900.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs. In the event a Tenant decides not to use a solicitor, a fee of £395 plus VAT will be payable for a Standard Tenancy. Should prospective tenants wish to alter a premises, a License To Alter fee of £350 plus VAT will be payable.

## VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

### Josh O'Brien

josh.o'brien@bracketts.co.uk

### Dominic Tomlinson

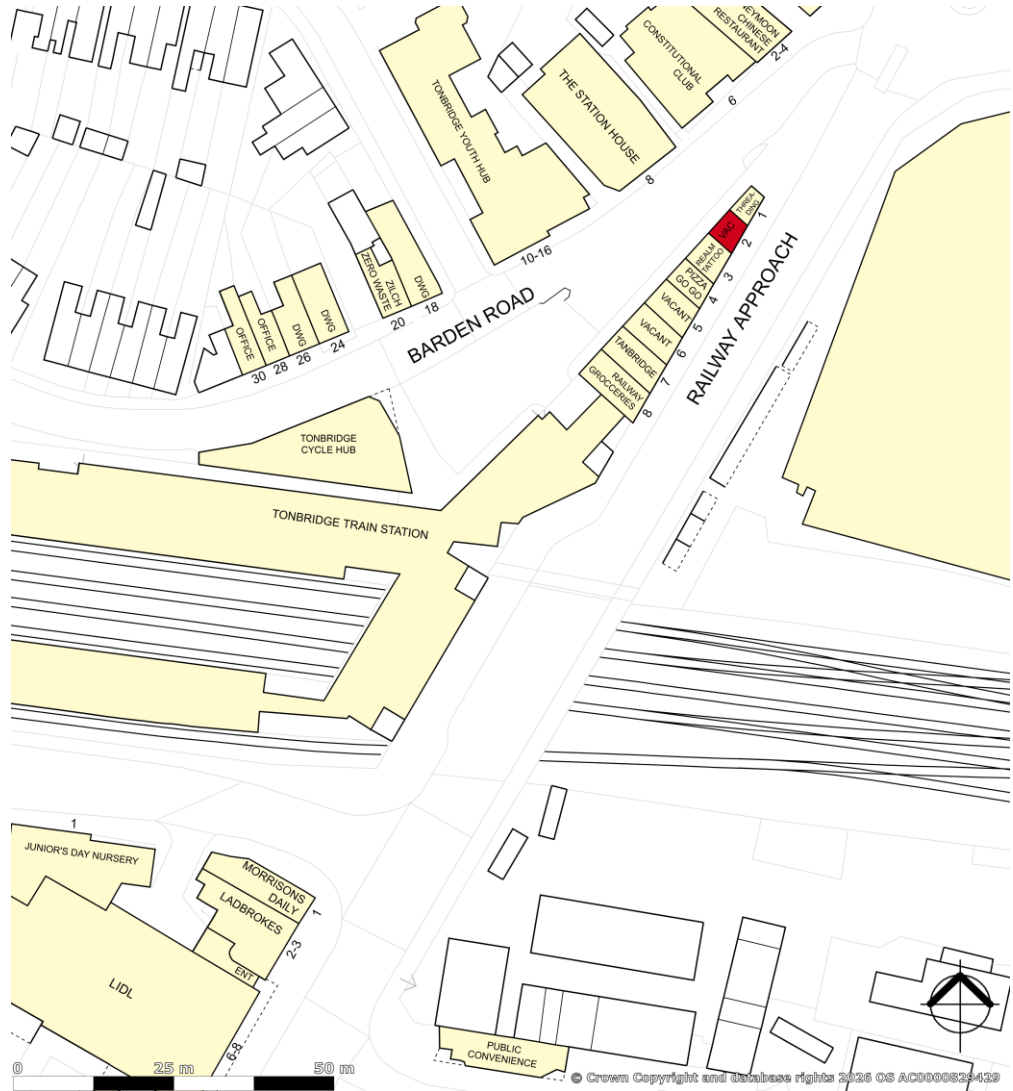
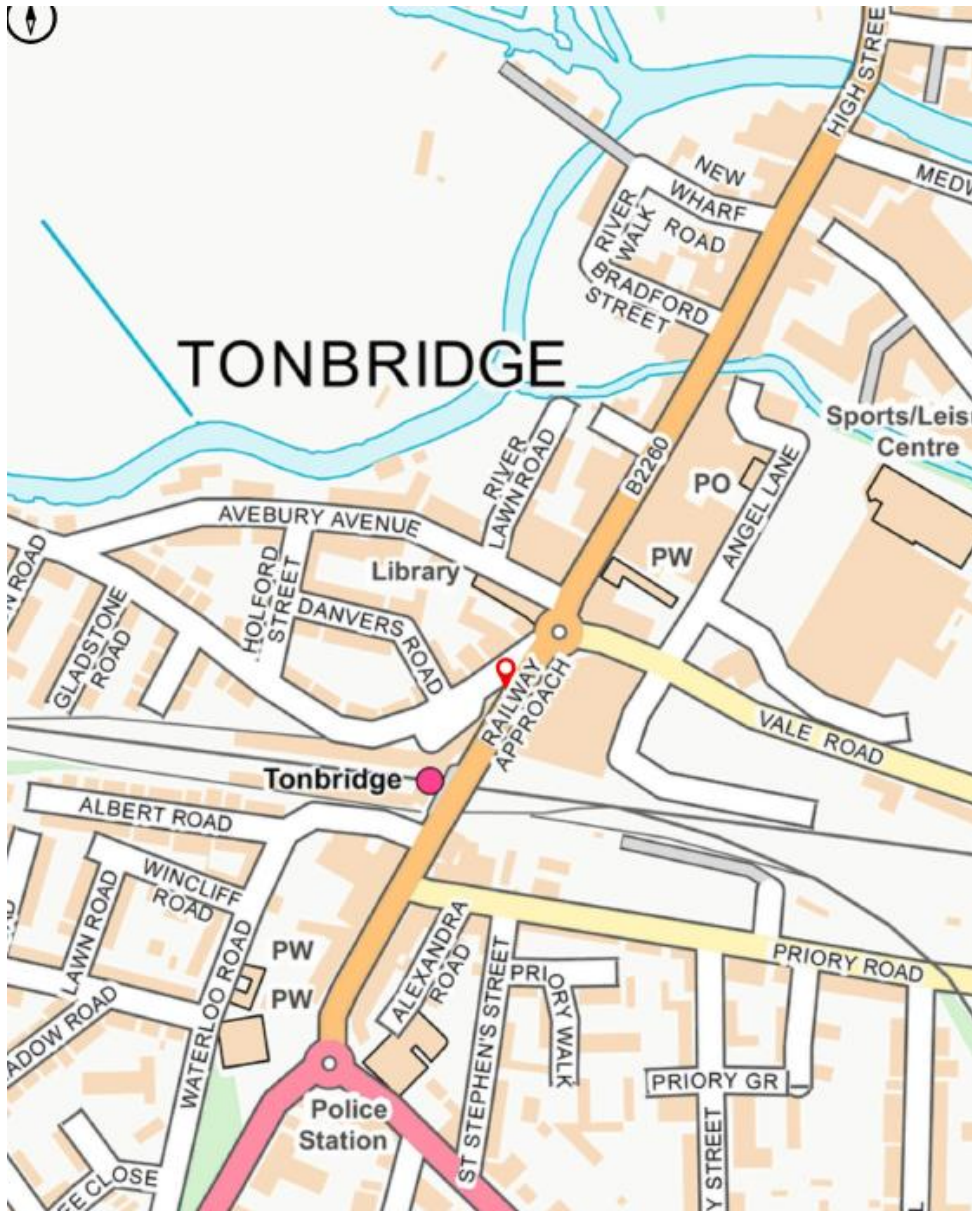
dominic.tomlinson@bracketts.co.uk

*contract*

*Subject to*

### 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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132 High Street  
Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street,

Tunbridge Wells, Kent

Tel: (01892) 533733

