



TO LET 58.85 SQ M (633 SQ FT)

CLASS E UNIT WITH PARKING

3 TIBBS COURT FARM, TIBBS COURT LANE, BRENCHLEY, KENT, TN12 7AH

bracketts est. 1828

LOCATION

Situated within a new development comprising 9 residential and 2 commercial units, located just outside the village of Brenchley.

The location offers easy access to the A21 which is 1.8 miles to the west, providing a dual carriageway link to Junction 5 M25 at Sevenoaks.

DESCRIPTION

Comprises a single story detached office with WC and shower facilities and a kitchenette. There is also a private garden to the rear.

The office has recently undergone refurbishment and is available immediately.

There are 5 dedicated parking spaces.

FLOOR AREA

The unit has the following approx. net internal floor area:

Approx. 58.85 sq m (653 sq ft)

All areas are approximate and interested parties are advised to verify all measurements themselves

AMENITIES

- Self-contained
- Newly refurbished
- 5 car parking spaces
- Kitchenette
- WC with shower

TERMS

The property is available to be let by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

£13,500 per annum, payable quarterly in advance.VAT is NOT applicable.

SERVICE CHARGE

The Tenant will be required to provide a maintenance fee. We understand the current estimate is £350 per annum.

EPC

To be reassessed

BUSINESS RATES

From the VOA, the unit is described as 'Shop & Premises' with a Rateable Value of £ 9,400 The UBR for 2024/25 is 49.9p in the £.

RENTAL DEPOSIT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole agents Bracketts:

01732 350503

Joshua O'Brien

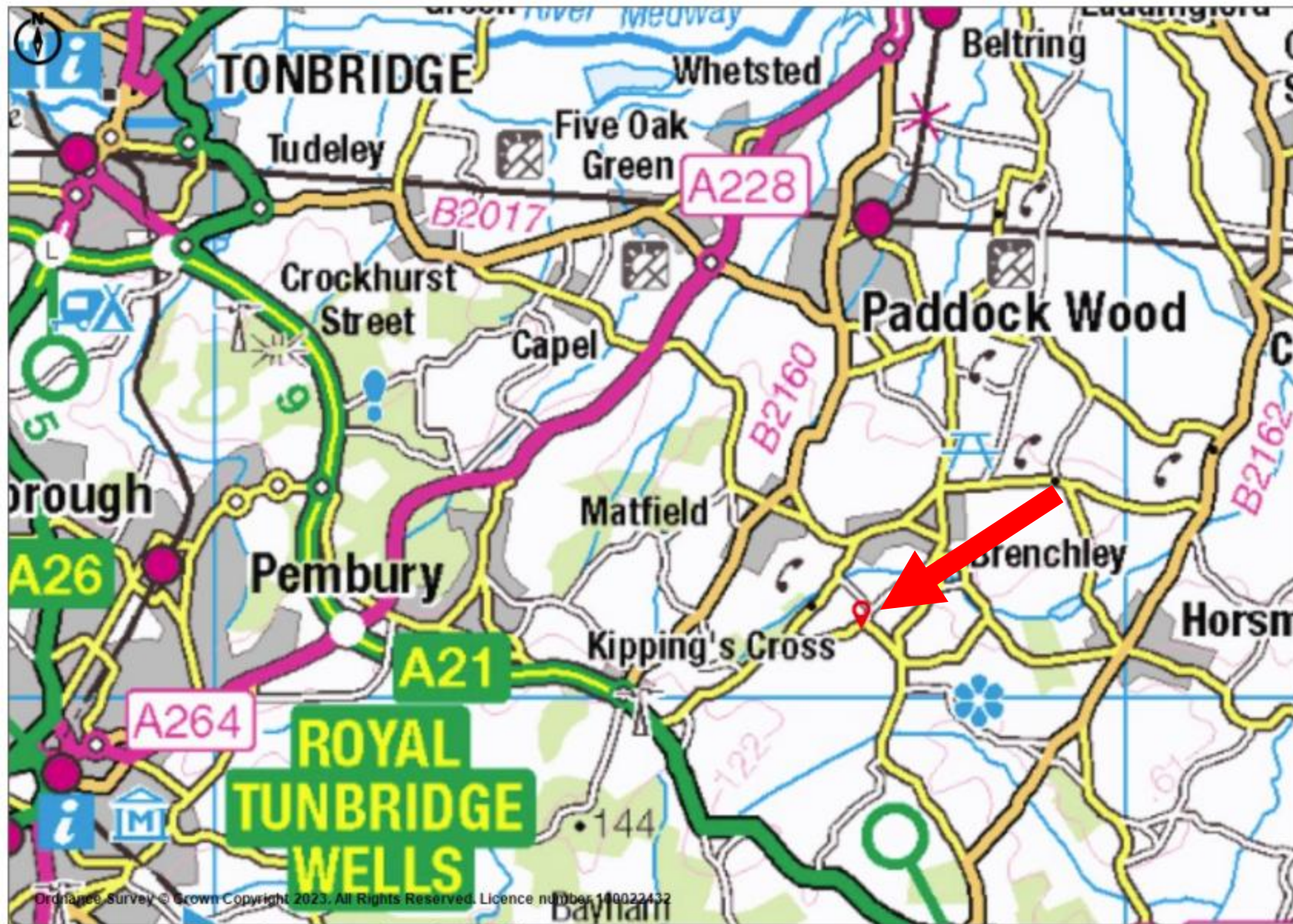
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Subject to contract

Important Notice
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Promap

● LANDMARK INFORMATION

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Plotted Scale - 1:75000. Paper Size - A4

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