



**TO LET** 28 SQ M (310 SQ FT)

**CLASS E UNIT - SUITABLE FOR A VARIETY OF USES STP**

**THE HOP FARM, PADDOCK WOOD, TONBRIDGE, KENT, TN12 6PY**

**bracketts** est. 1828

## LOCATION

The Hop Farm is situated equidistant between Maidstone, Tunbridge Wells and Tonbridge. It occupies an extremely high profile location visible from the A228 East Peckham by-pass connecting to the A21 (5 miles to the south) and the M20/M26 at Wrotham Heath around 5 miles to the north.

Paddock Wood is around 1 mile with a mainline station providing a direct link to London Bridge, Waterloo and Charing Cross with a minimum journey time of around 45 minutes.

Paddock Wood provides a range of shop with a Tesco and Waitrose together with various banks.

## DESCRIPTION

The premises comprise a Class E unit now, situated within the roundel of a traditional oast building. The unit offers a circular layout and forms part of a thriving business community. It benefits from gas-fired central heating, electric power supply, and stripped fluorescent lighting. Please note, the unit does not have a direct water supply. However, shared toilet and kitchen facilities are available within the building.

The wider site is home to several established businesses, including The Cake Bake, The Cutting Oast, and Shires Oast Weddings, contributing to a dynamic and collaborative working environment. Externally the property benefits from a communal parking area.

## PLANNING

The property may be suitable for a number of other uses (subject to planning)

## FLOOR AREA

The unit has the extends to approximately 28.84 sq m (310 sq ft) measured on gross internal basis.

## 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

£7500 per annum exclusive.

## SERVICE CHARGE

A service charge will be levied for the upkeep of common parts.

## RENTAL DEPOSIT

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

## VAT

We are informed VAT is not applicable

## BUSINESS RATES

From the VOA, the unit is described as 'Shop & Premises' with a Rateable Value of £TBC.

The UBR for 2024/25 is 49.9p in the £.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

**Dominic Tomlinson**

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

**Josh O'Brien**

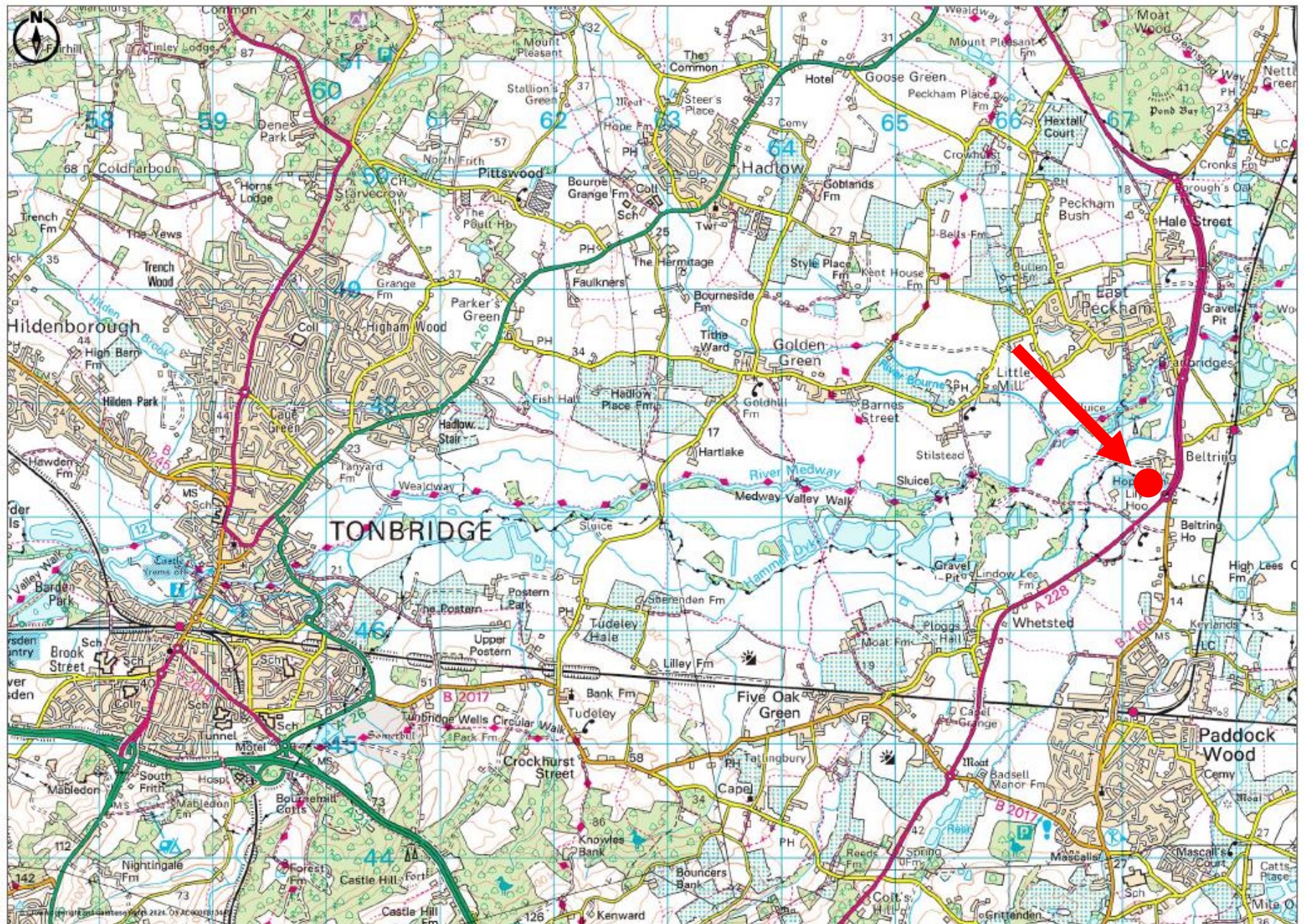
[joshua.o'brien@bracketts.co.uk](mailto:joshua.o'brien@bracketts.co.uk)

***Subject to contract***

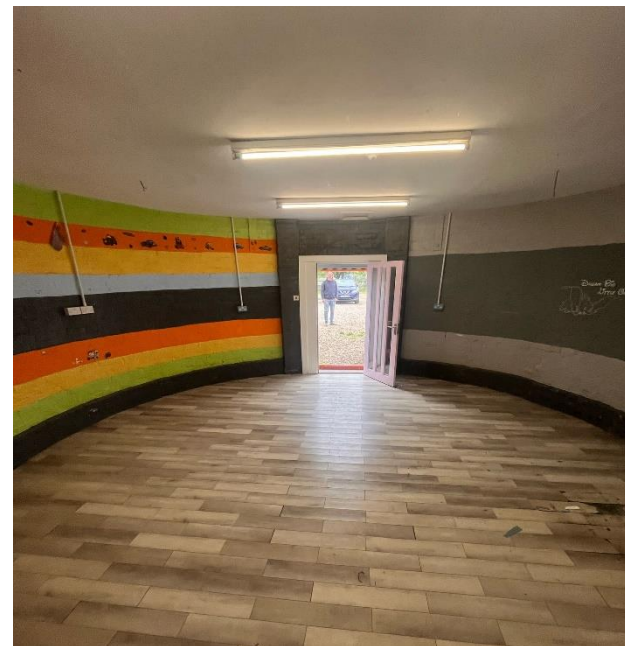
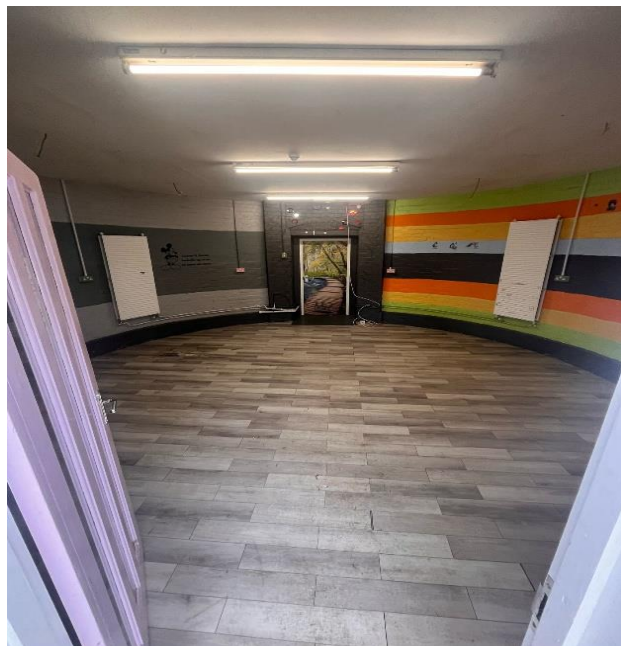
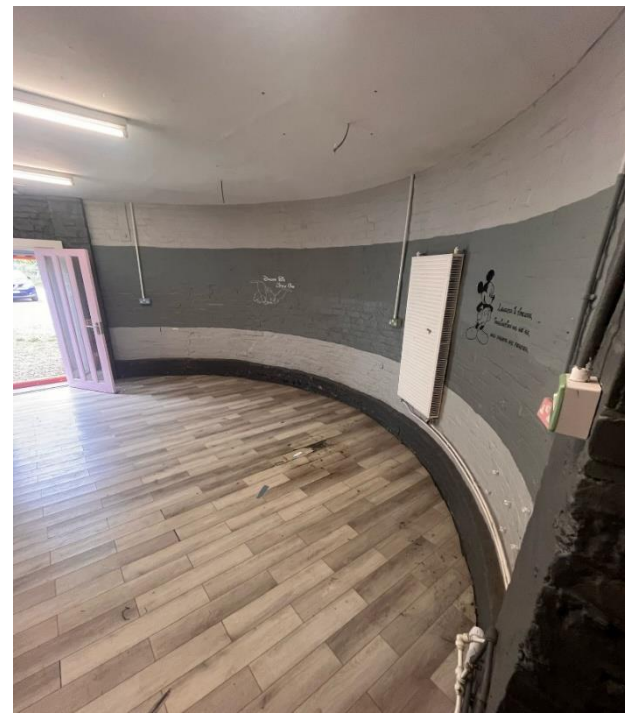
### Important Notice

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PADDOCK WOOD  
TONBRIDGE  
TN12 6PY

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## CONTACT US

132 High Street  
Tonbridge  
Kent  
TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: [tonbridge@bracketts.co.uk](mailto:tonbridge@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street, Tunbridge Wells, Kent  
Tel: (01892) 533733



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