

TO LET
*** Reduced Rent ***



TO LET - Ground Floor Private Hire Car Premises
NIA Approx. 787ft² [73.1m²] GIA Approx. 890ft² [82.6m²]
Station Approach, High Brooms, Tunbridge Wells TN2 3XE

When experience counts...

est. 1828
bracketts

TO LET
GROUND FLOOR PRIVATE HIRE
CAR PREMISES

[MAY SUIT OTHER USES - STP]

NIA - APPROX. 787FT² [73.1M²]

GIA - APPROX. 890FT² [82.6M²]

STATION APPROACH
HIGH BROOMS
TUNBRIDGE WELLS

KENT

TN2 3XE

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

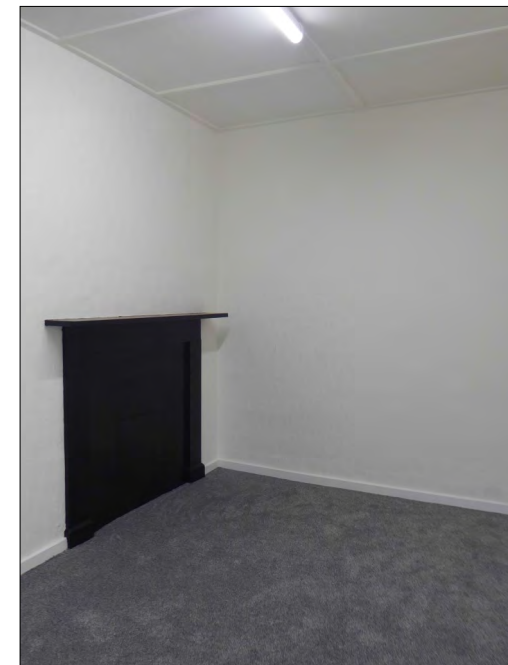
Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



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 located at High Brooms Station on the eastern side of North Farm Road / Station Approach.

DESCRIPTION

Ground floor premises most recently used by a Private Hire Car company. The accommodation comprises 5 main rooms plus stores and a WC. The premises may suit various uses subject to securing planning or any other statutory consents that may be required.

ACCOMMODATION

Ground Floor

NIA Approx. 787ft² [73.1m²]*
GIA Approx. 890ft² [82.6m²]*

* Floor areas provided by client. Any interested applicant must rely upon own inspection and measurement.

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 tenancy agreement (standard ArchCo terms and drafting) typically for 3 or 6 years subject to negotiation.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from any agreement/lease. Assignment and underletting is prohibited.

GUIDE RENT

£12,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The ingoing Tenant will be required to provide a rental deposit to be held throughout the Term.

The landlord operates a service charge for common and shared items/costs.

VAT

We are advised that the rent will attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the property has a Rateable Value of £9,500 from 1 April 2026.

The small business rates multiplier for 2026/2027 is 43.2 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 is to be responsible for their own legal costs.

In the event a Tenant decides not to use a solicitor, a fee of £595 plus VAT will be payable for a Standard Tenancy.

Should prospective tenants wish to alter the premises, a Licence to Alter fee of £350 plus VAT will be payable.

VIEWING

Strictly by prior appointment with sole letting agent:

Bracketts: 01892 533733

Darrell Barber MRICS

07739535468

darrell@bracketts.co.uk



AWAITING EPC

PROPERTY REF: HIB00501

SUBJECT TO COMPLETION OF ANTI MONEY LAUNDERING DUE DILIGENCE

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

REV.10.03.26.DB

