



TO LET - Retail Premises  
NIA Approx. 482 ft<sup>2</sup> [44.7 m<sup>2</sup>]  
Shop 1, Abacus House, Cranbrook Road, Hawkhurst TN18 4AR

When experience counts...

est. 1828  
**bracketts**

**TO LET**  
**RETAIL UNIT**  
**APPROX. 482FT<sup>2</sup> [44.7M<sup>2</sup>]**  
**GUIDE RENT**  
**£6,000 P.A.X**  
**SHOP 1, ABACUS HOUSE**  
**CRANBROOK ROAD (A229)**  
**HAWKHURST**  
**KENT**  
**TN18 4AR**

**bracketts** est. 1828

27/29 High Street  
 Tunbridge Wells  
 Kent  
 TN1 1UU

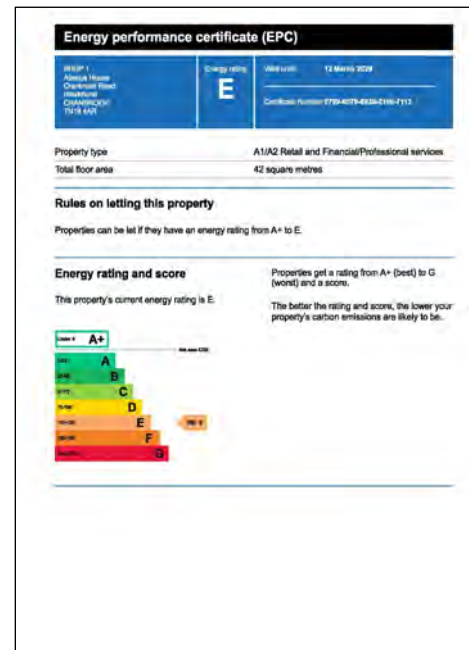
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503





## LOCATION / SITUATION

The property is located in the village of Hawkhurst approximately 4 miles south of Cranbrook and approximately 15 miles south east of Royal Tunbridge Wells.

The property is situated on the eastern side of Cranbrook Road (A229) just a few metres from the junction with the High Street and Rye Road (A268).

## DESCRIPTION

Lock-up retail unit.

## ACCOMMODATION

Ground Floor:

Sales (inc. kitchen)      Approx. 482ft<sup>2</sup>[44.7m<sup>2</sup>]

Use of communal WC in adjoining unit.

## LEASE

The premises are available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

The provisions of Sections 24-28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

### 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.

## GUIDE RENT

£6,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

## VAT

We are advised that the rent will not attract VAT.

## RENTAL DEPOSIT

Any ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is listed as “Shop and premises” and has a Rateable Value of £6,300.

The small business non-domestic rating multiplier for 2024/2025 is 49.9 pence in the £.

Subject to satisfying certain requirements the ingoing Tenant may qualify for small business rates relief.

Any interested party must rely upon its own enquiries of the local rating authority.

## SERVICE CHARGE

The Landlord operates a service charge in respect of common and shared items.

## LEGAL COSTS

The ingoing Tenant to pay both parties legal costs.

## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



**SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES / DEPOSITS.**

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