



TO LET 24.81 SQ M (267 SQ FT)

CLASS E UNIT

88A SHIPBOURNE ROAD, TONBRIDGE, TN10 3EG

est. 1828
bracketts

LOCATION

The property is located on Shipbourne Road to the north of Tonbridge town centre. The property is surrounded by a mix of commercial and residential buildings.

Tonbridge main line station is around 1.3 miles to the south, providing a fast and frequent train service to London Bridge, Waterloo, Cannon Street and Charing Cross with a minimum journey time of around 40 minutes.

DESCRIPTION

A single storey unit backing onto a row of residential houses which provides open plan retail space. A single WC and kitchen area are located to the left hand side of the property.

The property benefits from a parking space to the front.

FLOOR AREAS

The unit has an approx. net internal floor area of 24.81 sq m (267 sq ft)

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

£15,000 per annum exclusive, paid quarterly in advance.

VAT

VAT may be applicable.TBC

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is listed as ‘Shop and premises’ with a Rateable Value of £8,000.

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

RENTAL DEPOSIT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Subject to vacant possession and upon completion of legal formalities.

VIEWING

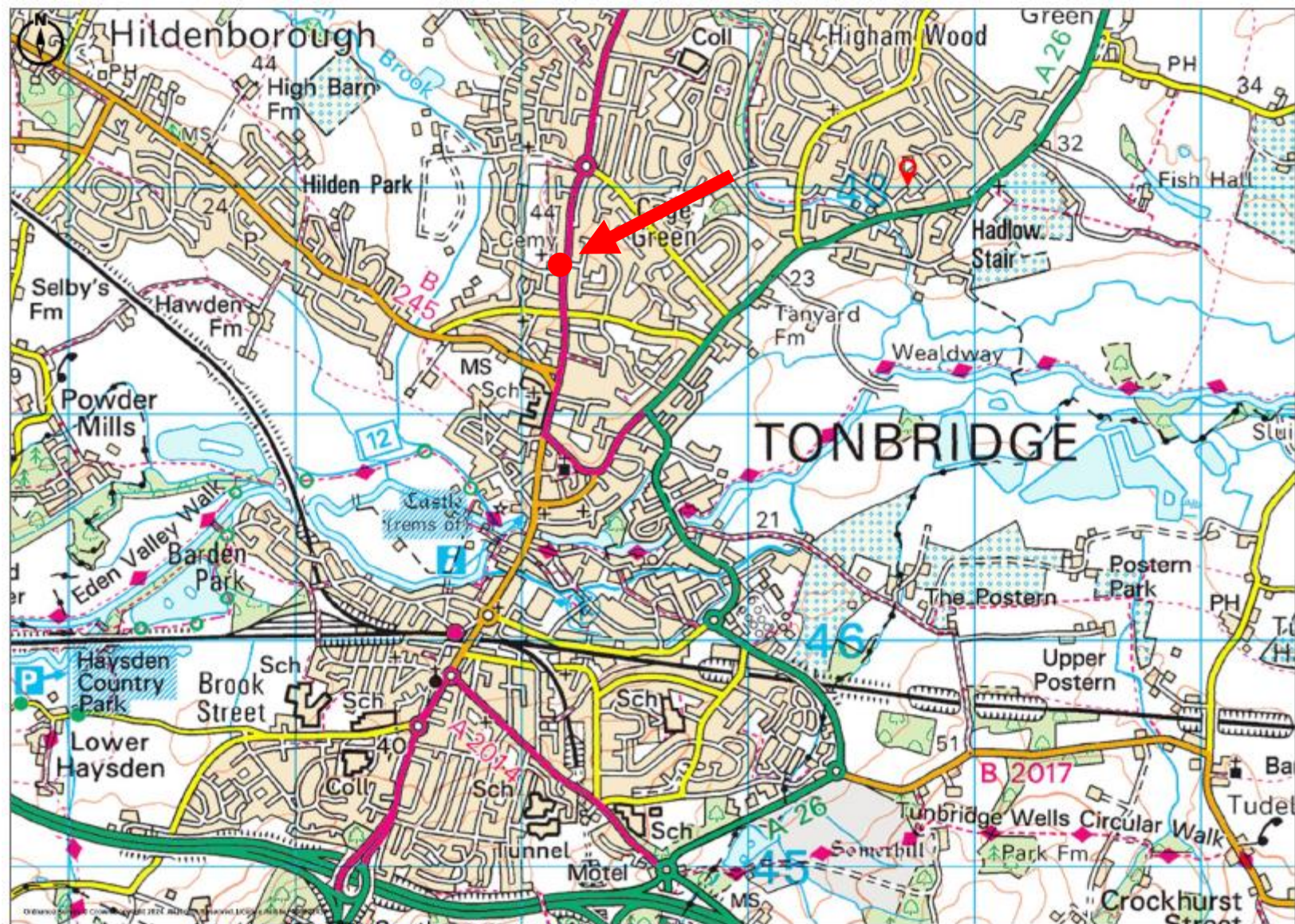
Strictly by appointment through sole agents Bracketts:

Telephone: 01732 350503

Dominic Tomlinson
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Subject to contract

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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APPROX. 24.81 SQ M (267 SQ FT)

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TN10 3EG

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