

TO LET
REDUCED RENT



TO LET - Third Floor Town Centre Premises
Kelly House, 1 Warwick Road, Tunbridge Wells TN1 1YL
NIA Approx. 439ft² [40.8m²]

When experience counts...

est. 1828
bracketts

TO LET

TOWN CENTRE PREMISES

NIA APPROX. 439FT² [40.8M²]

**THIRD FLOOR
KELLY HOUSE
1 WARWICK ROAD
TUNBRIDGE WELLS
KENT
TN1 1YL**

Note:

The above address has evolved given the Warwick Road access but technically the space is the upper parts of 41 High Street, TN1 1XL

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

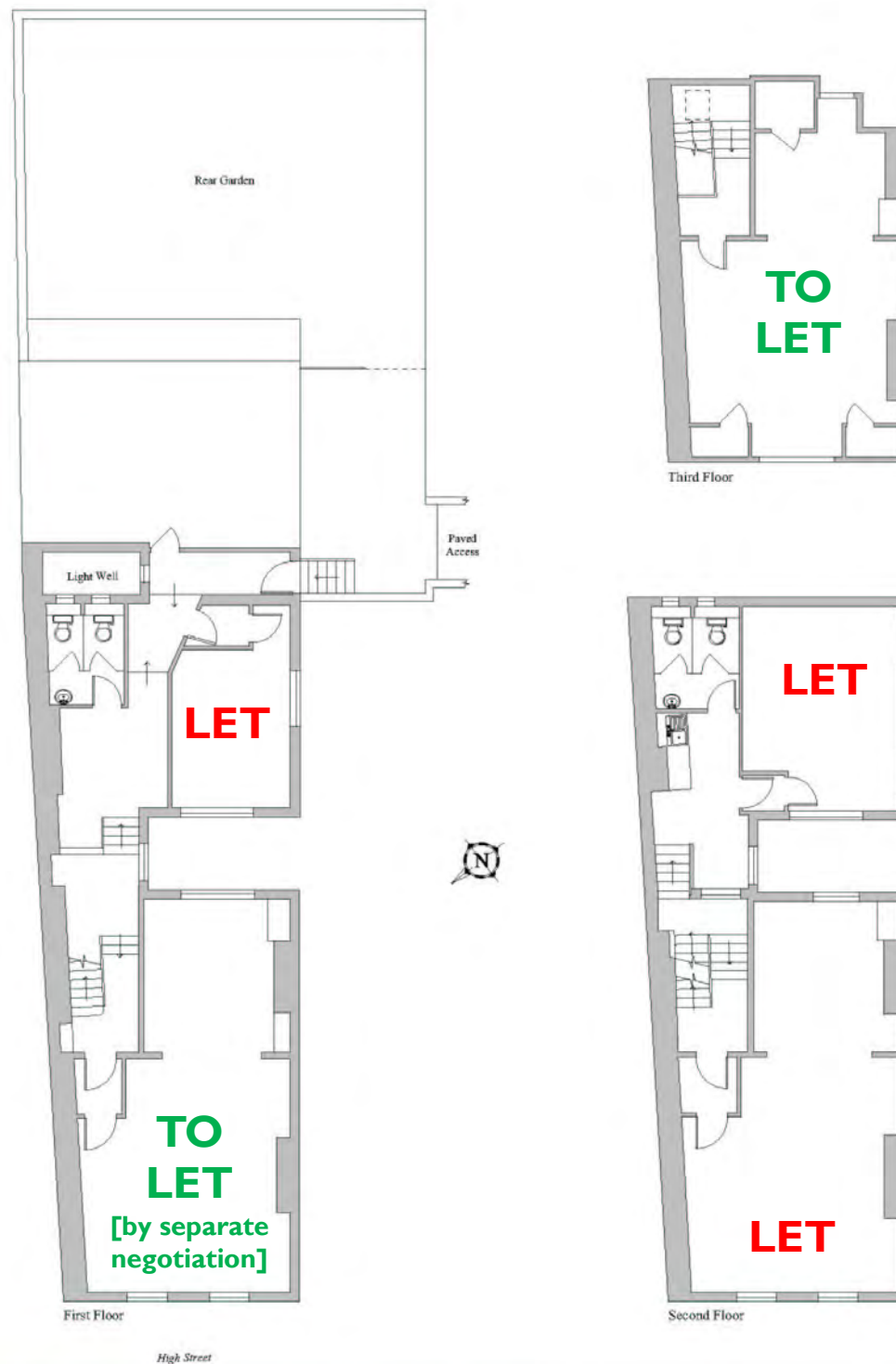
Tel: (01892) 533733 Fax: (01892) 512201

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.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 Motorway and has a frequent train service to Central London (journey time of approximately 60 minutes).

The studio is situated above the Space NK retail unit at 41 High Street and accessed off Warwick Road to the rear of 43 – 47 High Street via a pedestrian footway.

DESCRIPTION

Open plan third floor office. The accommodation benefits from door entry system, fitted carpet and communal kitchen /wc facilities.

ACCOMMODATION

Third Floor

Open plan office: NIA approx. 439ft² [40.8m²]
Communal kitchenette on landing
Communal Ladies and Gents WCs on landings

LEASE

The premises are available by way of a new internal 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

£7,000 per annum.

The rent is inclusive of service charge but exclusive of electricity, business rates, buildings insurance and all other outgoings.

VAT payable if applicable - we are advised that our client does not currently charge VAT.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit to be held throughout the term.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the premises has a Rateable Value of £4,150

The small business non-domestic rating multiplier for 2025/2026 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing tenant may qualify for small business rates relief.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

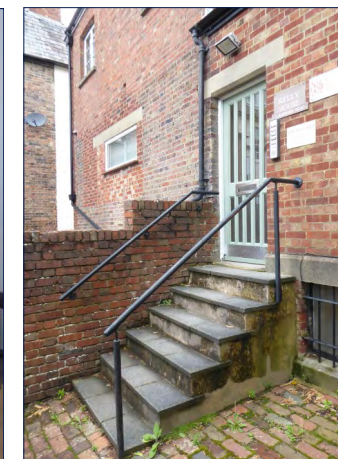
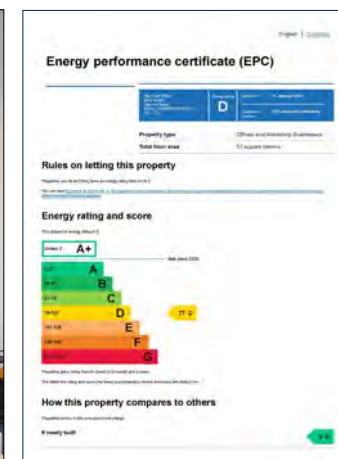
LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment through the Sole letting Agents **Bracketts – 01892 533733**.

Contact: Darrell Barber: darrell@bracketts.co.uk



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

Rev.26.04.24.DB



Library photo

