



TO LET

TO LET - Town Centre Premises
NIA Approx. 869ft² [80.7m²]
90-92 Mount Pleasant Road, Tunbridge Wells TN1 1RT

When experience counts... **bracketts** est. 1828

TO LET
TOWN CENTRE PREMISES

NIA APPROX. 869FT² [80.7M²]

GUIDE RENT £35,000 PAX

90-92 MOUNT PLEASANT ROAD
TUNBRIDGE WELLS
KENT
TNI IRT



27/29 High Street
Tunbridge Wells
Kent

TNI IUU

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 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 the Capital.

The property forms part of the landmark, grade II Listed Opera House building on the eastern side of Mount Pleasant Road. Nearby retailers include Burger King, Wetherspoons, HSBC, Five Guys and Metro Bank.

DESCRIPTION

Town centre retail premises with lower ground floor stores.

ACCOMMODATION

Ground Floor

Retail Sales:	approx. 435ft ² [40.4m ²]
Under Stairs Store	approx. 33ft ² [3.1m ²]
Rear Corridor	not measured

Lower Ground Floor

Stores:	approx. 369ft ² [34.2m ²]
Under Stairs Store	approx. 34ft ² [3.1m ²]
M & E room	not measured
WC	

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 effective full repairing and insuring lease, for a term to be agreed.

The provisions of sections 24 – 28 of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£35,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The rent is exclusive of building's insurance, service charge, business rates, utilities, telecoms and any other costs associated with occupying the premises.

RENTAL DEPOSIT

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

VAT

We are advised that the rent will attract VAT.

BUSINESS RATES

Enquiries of the VOA Website indicate that the premises have a Rateable Value of £28,500.

The small business rate 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 to pay 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 with the sole letting agent:

Bracketts Tel: 01892 533733

Contact: Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



Enquiries of the Historic England website indicate that the property is Listed (Grade II) and situated within a Conservation Area.

WITHOUT PREJUDICE TO EXISTING LEASE.

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

16.04.26/DB



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