

TO LET



TO LET - First Floor Town Centre Office
NIA 222ft² [20.6m²]
1 Little Mount Sion, Tunbridge Wells, Kent TN1 1YS

When experience counts...

est. 1828
bracketts

TO LET

TOWN CENTRE OFFICE

FF APPROX. 222FT² [20.6M²]

GUIDE RENT £5,000 PAX

**I LITTLE MOUNT SION
TUNBRIDGE WELLS
KENT
TN1 1YS**

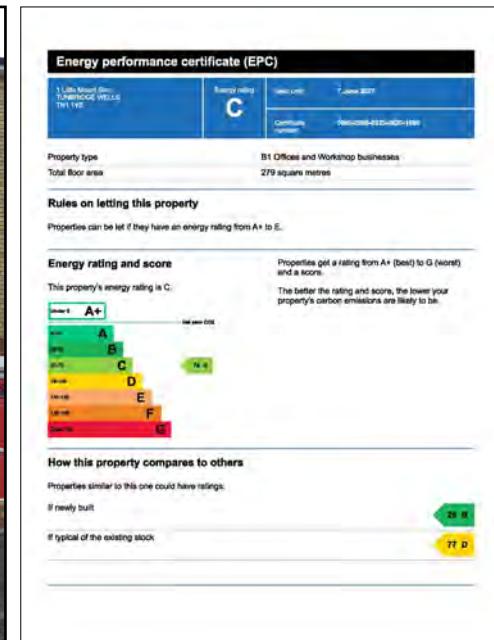


27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

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.

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 (journey time of approximately 60 minutes).

The property is situated on Little Mount Sion within the popular 'Village area' approximately 25 metres from the southern end of the High Street. The High Street is a well established and popular retail environment favoured by fashion retailers, jewellers, bespoke furniture retailers and a variety of A2 and A3 users.

DESCRIPTION

First floor office.

ACCOMMODATION

First Floor:

| | |
|--------------------|--|
| Reception/entrance | NIA approx. 38ft ² [3.5m ²] |
| Main office | NIA approx. 184ft ² [17.1m ²] |
| Total | NIA approx. 222ft² [20.6m²] |

Use of shared/communal WC

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.

GUIDE RENT

£5,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. The rent is exclusive of business rates, buildings insurance, service charge and any other costs.

VAT

Payable if applicable - we are advised that the Landlord 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 VOA website indicate that the premises is described as 'Offices and Premises' and has a Rateable Value of £2,700 (increasing to £3,200 from 1 April 2026).

The small business rate multiplier for 2025 / 2026 is 49.9 pence in the £.

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

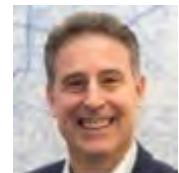
Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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



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

29.01.26/DB

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.

