



TO LET - First Floor Office
NIA Approx 509ft² [47.2m²]
43 High Street, Tunbridge Wells, Kent TN1 1XL

When experience counts...

est. 1828
bracketts

TO LET

FIRST FLOOR OFFICE

NIA APPROX. 509 FT² [47.2M²]

**43 HIGH STREET
TUNBRIDGE WELLS**

KENT

TNI IXL



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 main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property occupies a prominent position on the eastern side of the historic High Street approximately 300 Metres from Tunbridge Wells main line station.

DESCRIPTION

First floor office with High Street entrance.

ACCOMMODATION

Ground Floor:

Communal entrance and staircase leading to

First Floor:

Front Office NIA approx. 364.ft² [33.8m²]
Rear Office incl teapoint NIA approx. 145ft² [13.4m²]

Communal WC’s on half landings

LEASE

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

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.

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

GUIDE RENT

£10,000 per annum - payable quarterly in advance on usual quarter days.

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

VAT

Payable if applicable.

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 “Office and Premises” and has a Rateable Value of £7,200. The Small Business Rate multiplier for 2024/2025 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rate 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 pay their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent Bracketts.
Contact: Darrell Barber MRICS
Tel: 01892 559507
Mob: 07739 535468
Email: darrell@bracketts.co.uk



AWAITING
EPC

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

09.04.25.DB

