



INDICATIVE RED LINE FOR IDENTIFICATION PURPOSES ONLY

TO LET Total NIA approx. 36.92 m² (397 sq. ft)
FIRST FLOOR OFFICES
158 HIGH STREET, TONBRIDGE, KENT, TN9 1BB

est. 1828
bracketts

LOCATION

Tonbridge is a thriving market town with a resident population of approximately 40,000. The town offers an excellent range of retail and leisure facilities with many High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local pubs. It boasts a fine example of a 'Motte and Bailey' castle built in the 13th century, set on the banks of the river Medway.

Tonbridge mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 35 – 50 minutes, with road links to the M20 & M25 motorways via the nearby A26 and A21 dual carriageways.

158 is situated directly on the High Street. The property is located at the Northern end of the High Street, around 0.4 miles from Tonbridge Station, and close to the town's shops.

DESCRIPTION

The property comprises a first floor mid terrace unit accessed via the High Street. The unit also has the benefit of its own kitchen and WC facilities.

FLOOR AREA

The unit extends to approximately 65 sq m (703 sq ft)

Office 1:	13.30 sq m (143 sq ft)
Office 2:	15.83 sq m (170 sq ft)
Office 3:	7.80 sq m (84 sq ft)
NIA approx.:	36.92 sq m (397 sq ft)

All areas are approximate and interested parties are advised to verify all measurements themselves.

TERMS

The property is available to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

Rental on application.

VAT

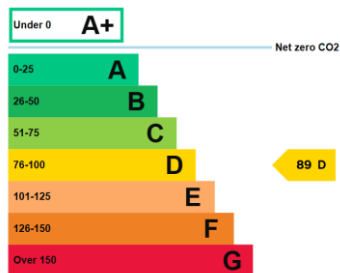
We are informed VAT is not currently payable.

BUSINESS RATES

Rates to be assessed.

EPC

89D



RENTAL DEPOSIT

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

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

LOCAL AUTHORITY

Tonbridge and Malling Borough Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ.

VIEWING

Strictly by appointment through joint sole agents, Bracketts:

Telephone: **01732 350503**

Joshua O'Brien

joshua.o'brien@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Subject to contract

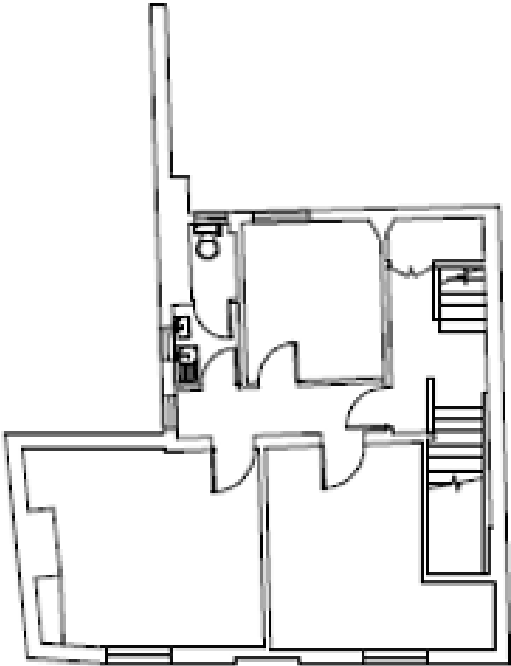
Important Notice

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FLOOR PLAN

BANK STREET

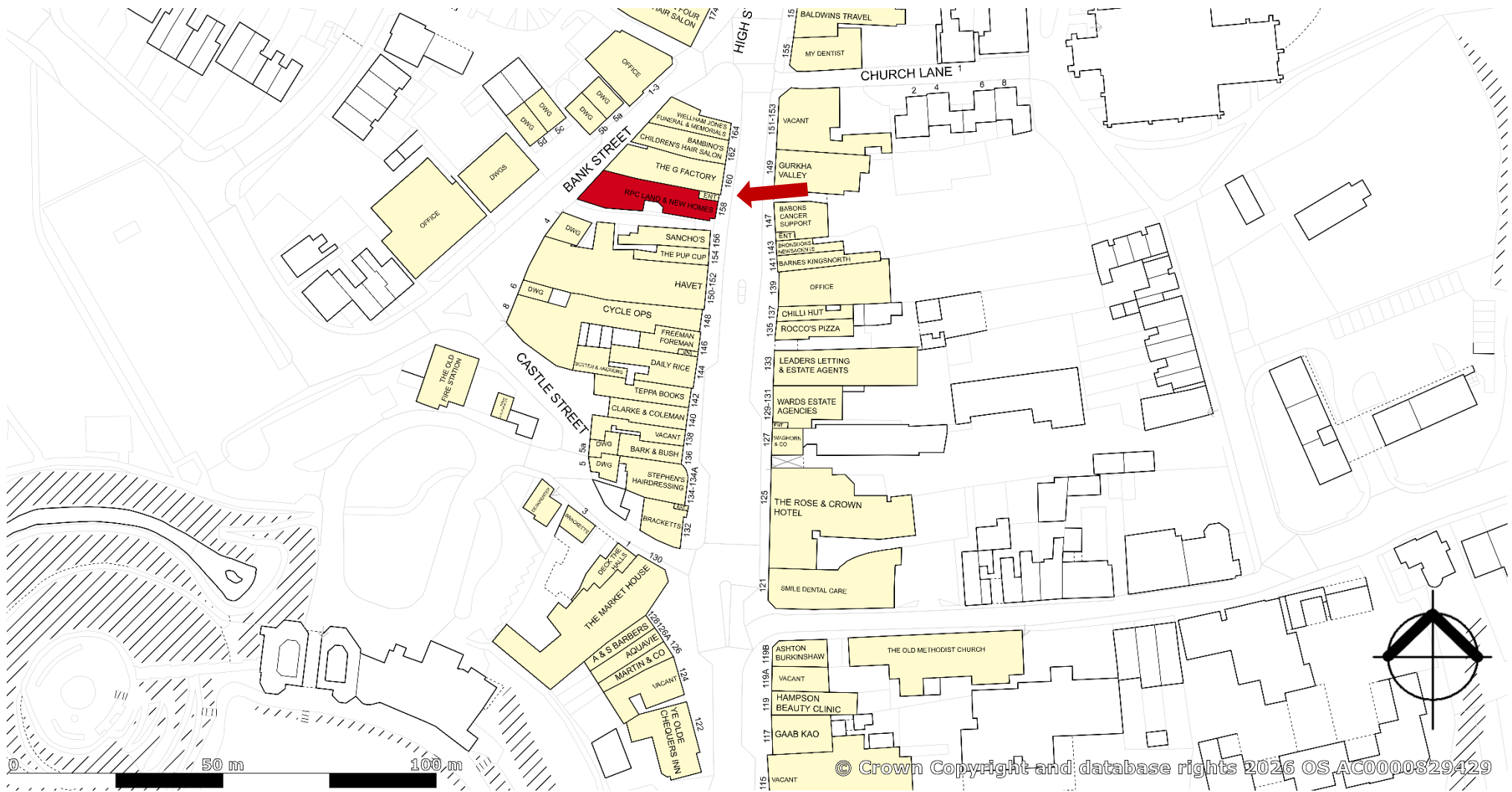
JEFFERYS PASSAGE



First Floor

HIGH STREET

Indicative demonstration only



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FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please
contact sole selling agents **BRACKETTS**

01732 350 503

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Joshua O'Brien

joshua.o'brien@bracketts.co.uk



132 High Street

Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

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