



TO LET
REDUCED GUIDE RENT

TO LET - Town Centre Premises
12 Monson Road, Tunbridge Wells, Kent TN1 1ND
GF GIA Approx. 560ft² [52.0m²] plus Basement*

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

TO LET

TOWN CENTRE PREMISES

**GF APPROX 560FT² [52.0M²]
PLUS BASEMENT***

**12 MONSON ROAD
TUNBRIDGE WELLS
KENT**

TNI IND



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



Energy performance certificate (EPC)		
12 Monson Road Tunbridge Wells TN1 1UU	Energy rating D	Valid until 22 August 2025
Certificate number: 9490-888A10115-0185-4719		
Property type:	A1/A2 Retail and Financial/Professional services	
Total floor area:	90 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built:		
If typical of the existing stock:		

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 with links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to the capital (approx. 60 minutes).

The property is situated on the northern side of Monson Road approximately 75 metres from the intersection with Calverley Road and Camden Road. Nearby retailers include Cook, Blacks, Wolfit, Headmasters, Ryman and Lakeland.

DESCRIPTION

Grade II Listed town centre premises. Most recently used as a mobility shop. The premises may suit other uses subject to securing any planning or other statutory consents that may be required.

ACCOMMODATION

Ground Floor:

Main Sales	Approx. 403ft ² [37.4m ²]
Shower rooms/changing/WC	Approx. 121ft ² [11.2m ²]
Rear Stores	Approx. 36ft ² [3.3m ²]
Former WC	
Basement (accessed via hatch):	
Not inspected or measured	

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 (via Service Charge) 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

£15,500 per annum exclusive payable quarterly in advance on the usual quarter days.

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 ground floor premises is described as "Shop and Premises" and has a Rateable Value of £14,000. Further enquiries indicate that the basement is described as "Shop and Premises" and has a Rateable Value of £3,000. The Small Business Non-Domestic Rating multiplier for 2025 / 2026 is 49.9 pence in the £. Any interested parties are strongly advised to verify this information with the Local Rating Authority.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent:

Bracketts 01892 533733

Darrell Barber MRICS

M: 07739 535468

E: darrell@bracketts.co.uk



*Basement - not inspected or measured

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

Subject to contract, vacant possession, planning (if required) and receipt of satisfactory references, deposits, etc.

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