

TO LET



TO LET - Town Centre Premises

NIA Approx. 1,248ft<sup>2</sup> [115.9m<sup>2</sup>] / GIA Approx. 1,509ft<sup>2</sup> [140.1m<sup>2</sup>]

17 Mount Pleasant Road, Tunbridge Wells, TN1 1NT

*When experience counts...*

est. 1828  
**bracketts**



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**TOWN CENTRE PREMISES**

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**17 MOUNT PLEASANT ROAD**

**TUNBRIDGE WELLS**

**KENT**

**TN1 1NT**



27/29 High Street  
Tunbridge Wells  
Kent

TN1 1UU

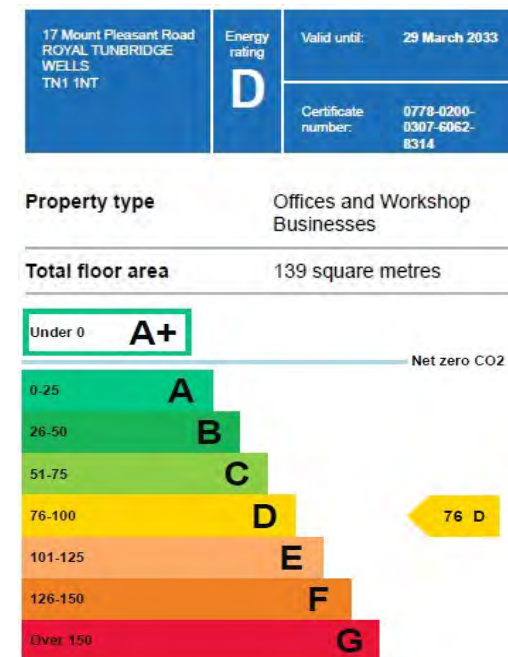
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

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 is situated on the western side of Mount Pleasant Road just a few metres from the entrance to the railway station.

## DESCRIPTION

End of terrace premises arranged over ground, first and lower ground floors most recently occupied by an estate agency. Nearby occupiers include Moss, Black Sheep Coffee, Pho, Sainsburys and British Heart Foundation.

## ACCOMMODATION

### Ground Floor

Sales	NIA	Approx. 479ft <sup>2</sup> [44.4m <sup>2</sup> ]*
	GIA	Approx. 557ft <sup>2</sup> [51.7m <sup>2</sup> ]*

### Lower Ground Floor

Kitchen/Stores	NIA	Approx. 254ft <sup>2</sup> [23.5m <sup>2</sup> ]*
	GIA	Approx. 356ft <sup>2</sup> [33.0m <sup>2</sup> ]*

2 x WCs

### First Floor

3 offices totalling	NIA	Approx. 515ft <sup>2</sup> [47.8m <sup>2</sup> ]*
	GIA	Approx. 596ft <sup>2</sup> [55.3m <sup>2</sup> ]*

### 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.

\*Floor areas provided by client. Any interested applicant must rely upon own inspection and measurement.

## LEASE

The premises are available by way of a new tenancy agreement (standard ArchCo terms and drafting) typically for 3 or 6 years subject to negotiation.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from any agreement/lease. Assignment and underletting is prohibited.

## GUIDE RENT

£33,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. 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 property has a Rateable Value of £19,000 increasing to £21,000 on 01.04.26.

The small business rates multiplier for 2025/2026 is 49.9 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 is to be responsible for their own legal costs.

In the event a Tenant decides not to use a solicitor, a fee of £595 plus VAT will be payable for a Standard Tenancy.

Should prospective tenants wish to alter the premises, a Licence to Alter fee of £350 plus VAT will be payable.

## VIEWING

Strictly by prior appointment with the sole letting agent:

**Bracketts: 01892 533733**

Darrell Barber MRICS

07739535468

darrell@bracketts.co.uk



**PROPERTY REF: TBW00801**

**SUBJECT TO COMPLETION OF ANTI MONEY LAUNDERING DUE DILIGENCE**

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

**29.01.26.DB**



