



TO LET 64 SQ M (689 SQ FT)
HIGH STREET CLASS E UNIT
GROUND FLOOR 80 HIGH STREET, TONBRIDGE, KENT, TN9 1EE

est. 1828
bracketts

LOCATION

The property is situated in a prominent position on Tonbridge High Street. Surrounding occupiers include Morrisons Daily, Starbucks, Waitrose, Boots and Specsavers amongst others.

The premises are close to the two pedestrian shopping arcades The Angel Walk Centre and The Pavilion

Tonbridge main line station is less than 300 metres to the south of the property providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes.

DESCRIPTION

Comprises a mid-terrace ground – floor lock-up retail unit with a fully glazed shopfront. There is a WC and kitchen to the rear.

FLOOR AREA

The unit has the extends to approximately 64 sq m (689 sq ft) measured on net internal basis.

Sales Area	58.54 m ²	(630 sq ft)
Kitchen	5.50 m ²	(59 sq ft)

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

£29,000 per annum exclusive, payable quarterly in advance.

VAT

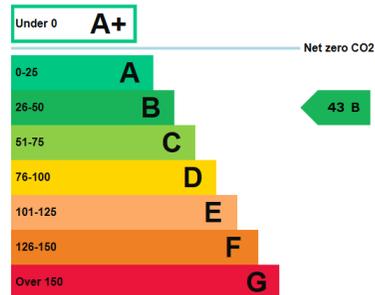
We are informed VAT is not currently payable.

BUSINESS RATES

From the VOA, the unit is described as ‘Shop & Premises’ with a Rateable Value of £ 22,000 The UBR for 2024/25 is 49.9p in the £.

EPC

43 B



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.

VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

Joshua O'Brien

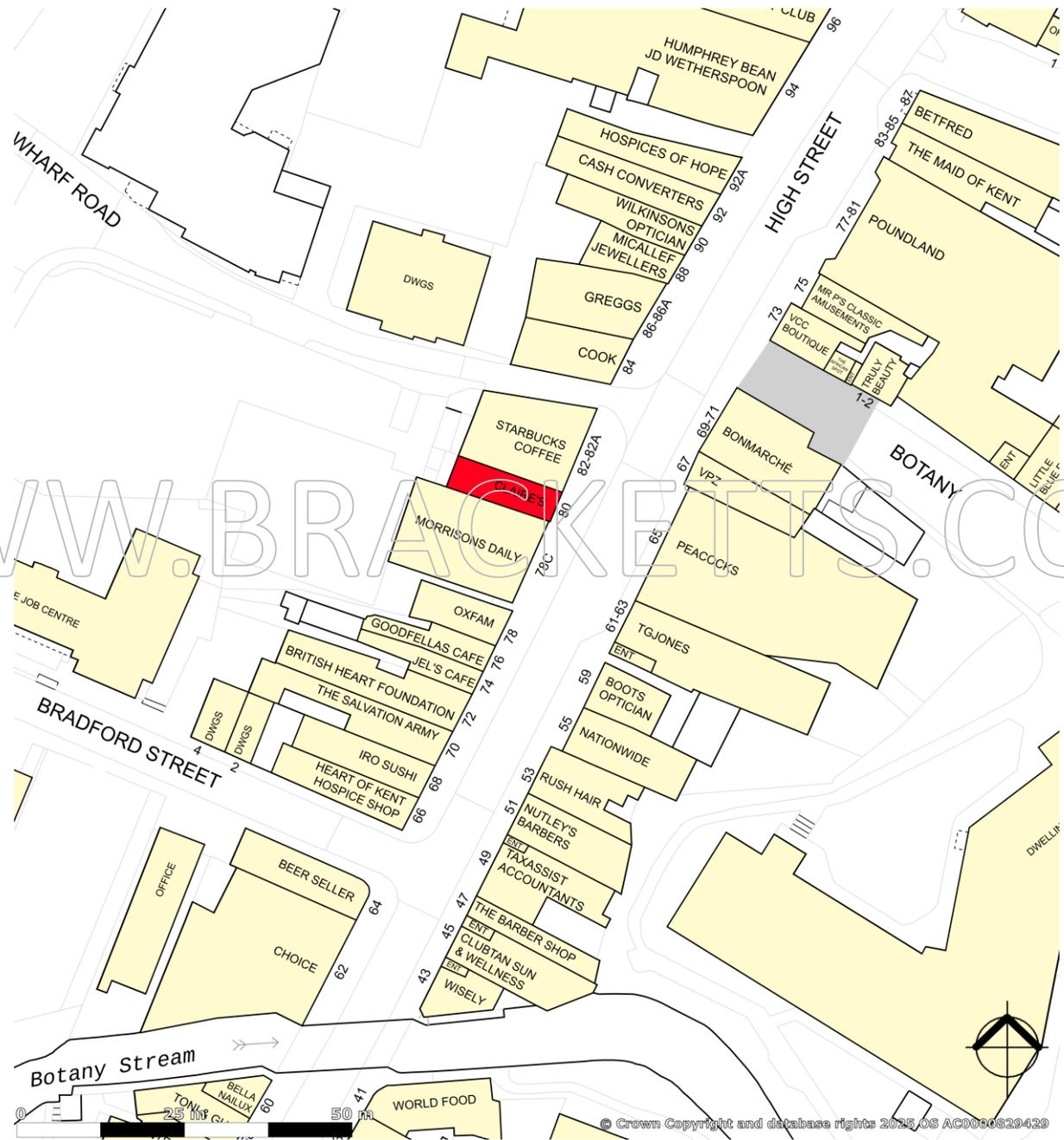
joshua.o'brien@bracketts.co.uk

Dominic Tomlinson

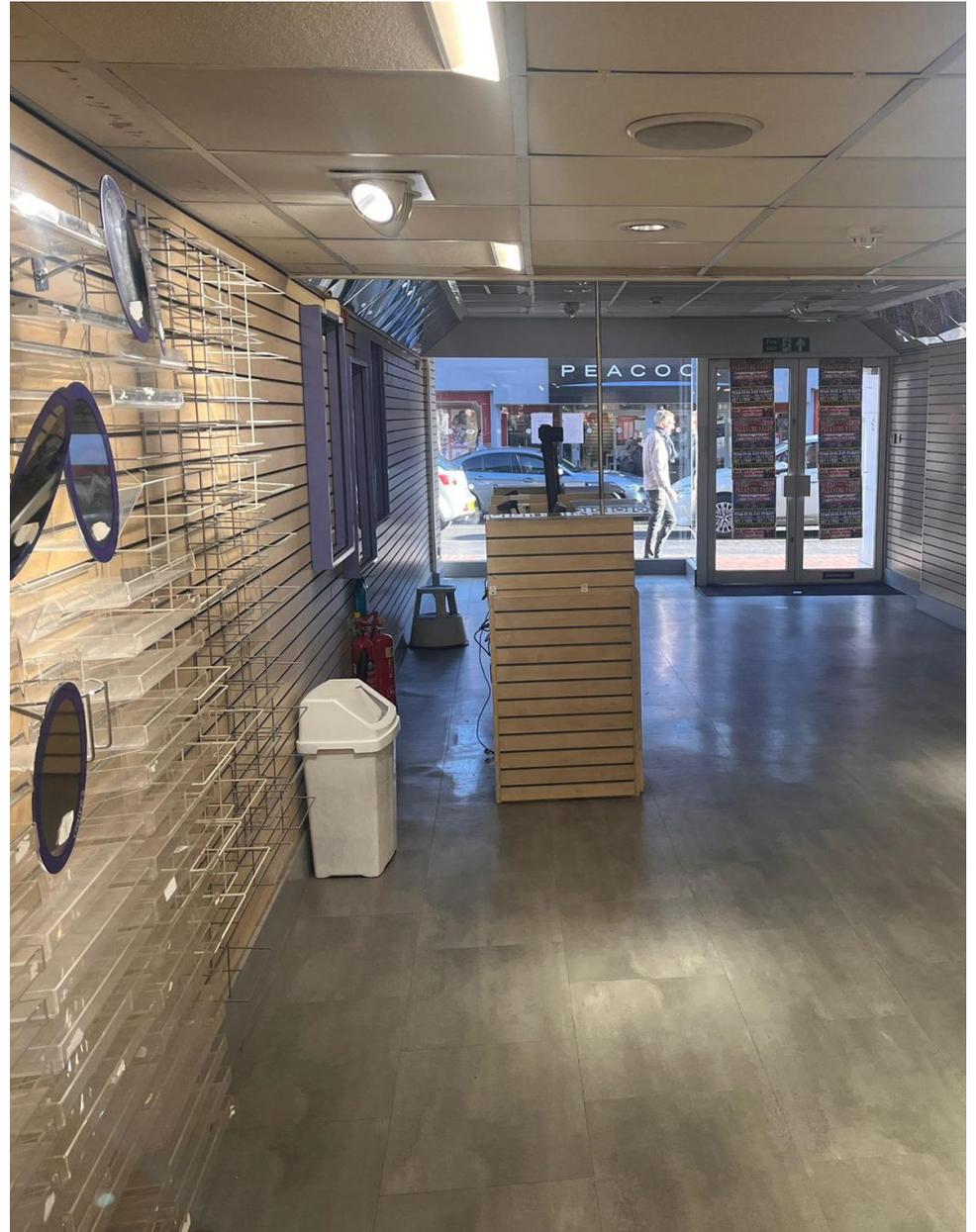
dominic.tomlinson@bracketts.co.uk

Subject to contract

Important Notice
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HIGH STREET RETAIL UNIT

APPROX. 64 SQ M (689 SQ FT)

**80 HIGH STREET
TONBRIDGE
KENT
TN9 1EE**



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