

**TO LET**  
**\* Reduced Rent \***



TO LET - Town Centre Premises  
NIA Approx. 869ft<sup>2</sup> [80.7m<sup>2</sup>]  
90-92 Mount Pleasant Road, Tunbridge Wells TN1 1RT

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

**TO LET**  
**TOWN CENTRE PREMISES**

**NIA APPROX. 869FT<sup>2</sup> [80.7M<sup>2</sup>]**

**GUIDE RENT £29,500 PAX**

**90-92 MOUNT PLEASANT ROAD**  
**TUNBRIDGE WELLS**  
**KENT**  
**TNI IRT**



27/29 High Street  
Tunbridge Wells  
Kent

TNI IUU

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

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



**Energy performance certificate (EPC)**

27-29 Mount Pleasant  
Tunbridge Wells  
TN1 1RT

Energy rating: **E**

Valid until: 8 November 2028

Condition assessed: **GOOD (3-4)**

Property type: Retail Financial and Professional Services  
Total floor area: 114 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 E.

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: **11 A+**

If typical of the existing stock: **34 E**



## 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 which links via the A21 dual carriageway with Junction 5 of the M25 motorway and has a frequent train service to the Capital.

The property forms part of the landmark, grade II Listed Opera House building on the eastern side of Mount Pleasant Road. Nearby retailers include Burger King, Wetherspoons, HSBC, Five Guys and Metro Bank.

## DESCRIPTION

Town centre retail premises with lower ground floor stores.

## ACCOMMODATION

### Ground Floor

Retail Sales:	approx. 435ft <sup>2</sup> [40.4m <sup>2</sup> ]
Under Stairs Store	approx. 33ft <sup>2</sup> [3.1m <sup>2</sup> ]
Rear Corridor	not measured

### Lower Ground Floor

Stores:	approx. 369ft <sup>2</sup> [34.2m <sup>2</sup> ]
Under Stairs Store	approx. 34ft <sup>2</sup> [3.1m <sup>2</sup> ]
M & E room	not measured
WC	

### 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, for a term to be agreed.

The provisions of sections 24 – 28 of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

## GUIDE RENT

£29,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

The rent is exclusive of building's insurance, service charge, business rates, utilities, telecoms and any other costs associated with occupying the premises.

## RENTAL DEPOSIT

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 premises have a Rateable Value of £28,500.

The small business rate multiplier for 2026/2027 is 43.2 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 to pay their own legal costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

## VIEWING

Strictly by prior appointment with the sole letting agent:

**Bracketts Tel: 01892 533733**

Contact: Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



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

## WITHOUT PREJUDICE TO EXISTING LEASE.

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

**Rev.29.05.26/DB**



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