

TO LET

Due to Relocation

MAY SELL



TO LET/MAY SELL - TOWN CENTRE PREMISES
NIA Approx. 554FT² [51.4M²]
26 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

When experience counts...

est. 1828
bracketts

**TO LET [MAY SELL]
DUE TO RELOCATION**

**TOWN CENTRE PREMISES
NIA APPROX. 554FT² [51.4M²]**

**26 MOUNT EPHRAIM
TUNBRIDGE WELLS
KENT
TN4 8AU**



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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

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Energy performance certificate (EPC)	
26 Mount Ephraim Tunbridge Wells TN4 8AU	Energy rating: C Valid until: 18 February 2019 Certificate number: 1028-184-R-3-4663-234
Property type	Retail Financial and Professional Services
Total floor area	64 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy efficiency rating for this property This property's current energy rating is C.	
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.	
How this property compares to others Properties similar to this one could have ratings: If newly built: 37 A If typical of the existing stock: 11 A	
Properties are given a rating from A+ (most efficient) to G (least efficient).	

LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has an estimated resident population of around 100,000 people.

There is a main line station on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property fronts directly on to the A26 Mount Ephraim just a few metres from the Berkeley Homes 'Royal Wells Park' scheme and the landmark office building occupied by Cripps Solicitors.

DESCRIPTION

Ground floor premises within a mixed-use Grade II listed building.

ACCOMMODATION

Ground Floor:

Sales	approx. 412ft ² [38.2m ²]
Stores	approx. 20ft ² [1.8m ²]
Rear Staff/Kitchen	approx. 122ft ² [11.3m ²]
WC	
Courtyard garden	(subject to rights of way)

Note - the outgoing tenant has indicated that the following items may be available by separate negotiation: CCTV system, security alarm system and spot lights.

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.

TENURE

Option 1 - Traditional Lease

The premises are available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

The incoming Tenant will be required to provide a rental deposit to be held throughout the term.

The provisions of Sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded.

Option 2 - Ground Lease [Title TT52988]

The premises are held for a term of 999 years from 10 June 2016 at a rent of one peppercorn per annum., further information available upon request.

GUIDE RENT / PRICE

Option 1

£12,000 per annum exclusive - payable quarterly in advance, on the usual quarter days.

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

Option 2

Offers invited for the ground leasehold interest with vacant possession.

VAT

Payable if applicable - We are advised that the Landlord/ vendor does not currently charge VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the premises have a Rateable Value of £8,000. The small business rate multiplier for 2025/2026 is 49.9 pence in the £. Subject to satisfying certain criteria the incoming tenant may qualify for Small Business Rates Relief.

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.

VIEWING

Strictly by prior appointment with the sole agent: Bracketts Tel: 01892 533733.

Contact:

Darrell Barber MRICS

Mob: 07739 535468

Email: darrell@bracketts.co.uk



OPTION 1

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

OPTION 2

SUBJECT TO CONTRACT AND PROOF OF FUNDS

WITHOUT PREJUDICE TO EXISTING LEASE

14.10.25/DB



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