

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

When experience counts...



TO LET [MAY SELL] DUE TO RELOCATION

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

26 MOUNT EPHRAIM TUNBRIDGE WELLS KENT TN4 8AU

bracketts

27/29 High Street Tunbridge Wells Kent TN1 IUU

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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 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. 412ft² [38.2m²]
Stores approx. 20ft² [1.8m²]
Rear Staff/Kitchen approx. 122ft² [11.3m²]

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.

TENURE

Option I - Traditional Lease

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

The ingoing 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 I

£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 ingoing 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 I

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

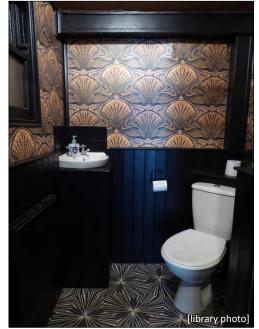
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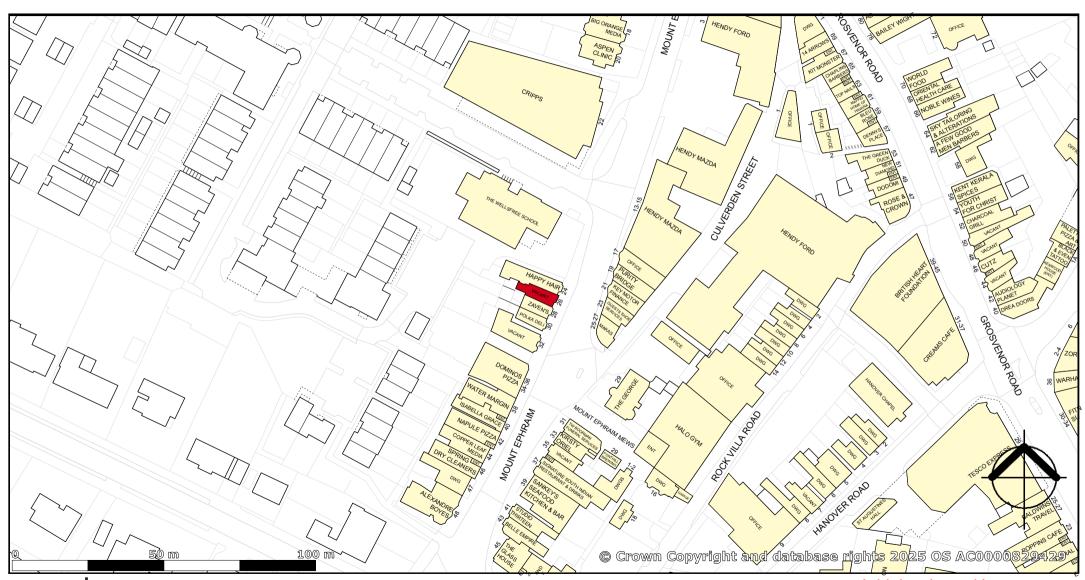












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[red shading indicative only] Plotted Scale - 1:1,250