



INDICATIVE RED LINE FOR IDENTIFICATION PURPOSES ONLY

TO LET Total NIA approx. 65.40 m² (703 sq. ft)
HIGH STREET CLASS E UNIT
158 HIGH STREET, TONBRIDGE, KENT, TN9 1BB

est. 1828
bracketts

LOCATION

Tonbridge is a thriving market town with a resident population of approximately 40,000. The town offers an excellent range of retail and leisure facilities with many High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local pubs. It boasts a fine example of a 'Motte and Bailey' castle built in the 13th century, set on the banks of the river Medway.

Tonbridge mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 35 – 50 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21 dual carriageways.

158 is situated directly on the High Street. The property is located at the Northern end of the High Street, around 0.4 miles from Tonbridge Station, and close to the town's shops.

DESCRIPTION

The property comprises a mid-terrace ground-floor lock-up retail / Class E unit with a fully glazed shopfront. The property also benefits from a side entrance featured on Jeffrey's passage. In addition to a WC and a kitchen to the rear.

FLOOR AREA

The unit extends to approximately 65 sq m (703 sq ft)

Lower Front Office:	28.89 m ² (332 sq. ft)
Upper Rear Office:	30.53 m ² (282 sq. ft)
Kitchen:	2.09 m ² (22 sq. ft)
WC:	1.92 m ² (21 sq. ft)
Storage:	1.97m ² (31 sq ft)
Total approx.:	65.40 m ² (703 sq. ft)

The property also benefits from additional storage space in the basement.

Basement: 30.81m² (331 sq ft)

All areas are approximate and interested parties are advised to verify all measurements themselves

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

Rental on application.

VAT

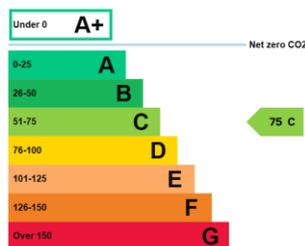
We are informed VAT is not currently payable.

BUSINESS RATES

From the VOA, the unit is described as 'Shop & Premises' with a Rateable Value of £13,000 from 1st April 2026. The UBR for 2025/26 is 49.9p in the £.

EPC

75 C



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.

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.

LOCAL AUTHORITY

Tonbridge and Malling Borough Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ.

VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

Joshua O'Brien

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Dominic Tomlinson

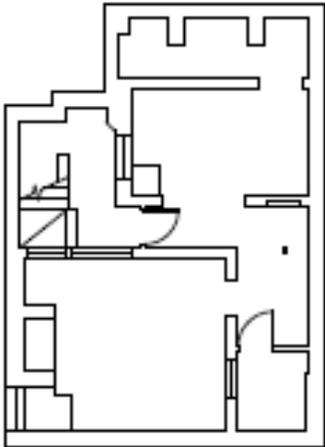
dominic.tomlinson@bracketts.co.uk

Subject to contract

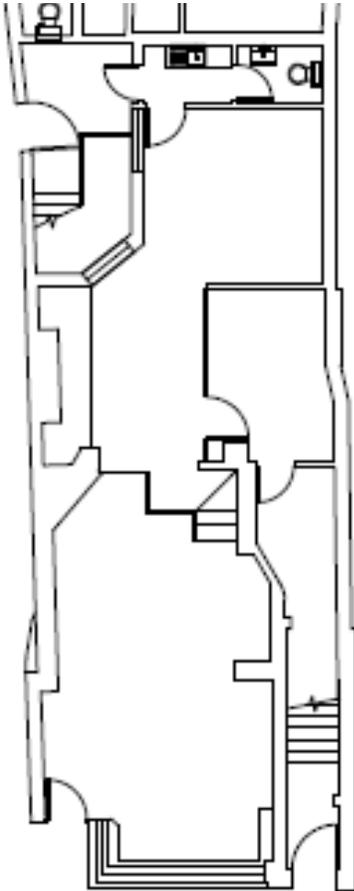
FLOOR PLAN

BANK STREET

JEFFERYS PASSAGE



Basement



Ground Floor



HIGH STREET

Indicative demonstration only



FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please
contact sole selling agents **BRACKETTS**

01732 350 503

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