

TO LET



TO LET - Town Centre Premises  
NIA Approx. 536ft<sup>2</sup>[49.7m<sup>2</sup>]  
3a Monson Road, Tunbridge Wells, Kent TN1 1LS

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

**TO LET  
(DUE TO RELOCATION)**

**TOWN CENTRE PREMISES**

**GF - APPROX. 536FT<sup>2</sup> [49.7M<sup>2</sup>]**

**3A MONSON ROAD**

**TUNBRIDGE WELLS**

**KENT**

**TNI ILS**



27/29 High Street  
Tunbridge Wells  
Kent

TNI IUU

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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)	
Property address 3A Monson Road Tunbridge Wells Kent	Energy rating <b>C</b>
Property type A1/A2 Retail and Financial/Professional services	Estimated energy cost £104.00 per year (kWh)
Total floor area 91 square metres	
<b>Rules on letting this property</b>	
Properties can be let if they have an energy rating from A+ to E.	
<b>Energy rating and score</b>	
This property's energy rating is C.	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.
<b>How this property compares to others</b>	
Properties similar to this one could have ratings:	
If newly built:	
If typical of the existing stock:	



LOCATION / SITUATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London with 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 (approx. 60 minutes min).

The property is situated on the southern side of Monson Road close to the Crescent Road multi-storey car park. Nearby retailers include Lakeland, Cook, Headmasters, and Ryman.

DESCRIPTION

Town centre premises.

ACCOMMODATION

Ground floor:

Retail Sales	approx.	437ft² [40.5m²]
Kitchen	approx.	72ft² [ 6.6m²]
Store	approx.	27ft² [ 2.5m²]
WC		

Basement (hatch access)

Storage - not measured

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 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£15,000 per annum exclusive.

Rent payable quarterly in advance by direct bank transfer on the usual quarter days.

RENTAL DEPOSIT

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

VAT

Payable if applicable - we are advised that the Landlord does not currently charge VAT.

SERVICE CHARGE

The landlord operates a service charge for common and shared items – further information upon request.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as ‘Shop and Premises’ and has a Rateable Value of £11,750.

The small business multiplier for 2024/2025 is 49.9 pence in the £.

Subject to satisfying certain criteria, the ingoing Tenant may qualify for small business rate relief.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs .

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts: 01892 533733**  
Darrell Barber MRICS  
[darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)  
M: 07739 535468



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

13.03.25/DB

