



TO LET - TOWN CENTRE RETAIL UNIT

72 High Street, Tunbridge Wells, Kent TN1 1YB

GF Approx. 435ft² [40.4m²] Mezzanine Approx. 151ft² [14.0m²]

When experience counts...

est. 1828
bracketts

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MEZZANINE APPROX. 151FT² [14.0M²]

72 HIGH STREET
TUNBRIDGE WELLS

KENT

TNI 1YB



27/29 High Street
Tunbridge Wells
Kent

TNI 1UU

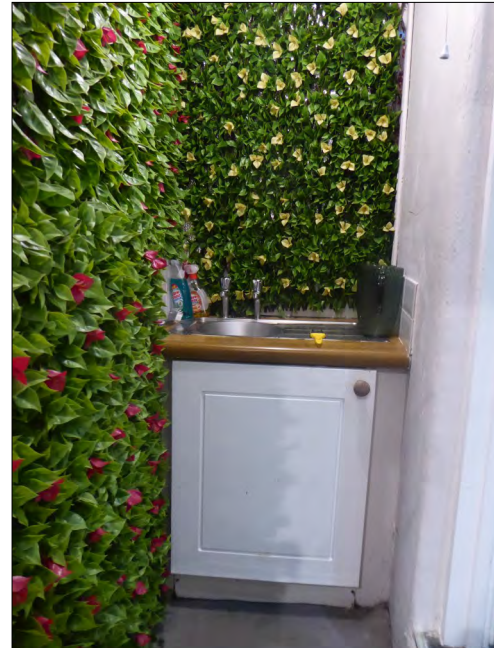
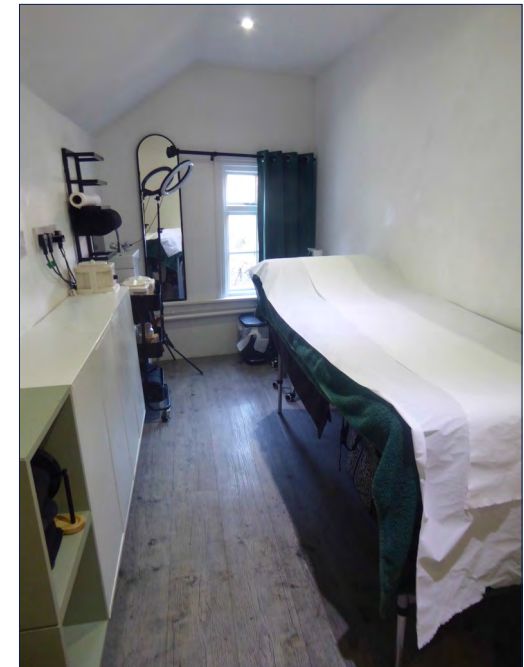
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)	
72 High Street Tunbridge Wells, TN11 0JL Total floor area: 62 square metres	Energy rating: D Condition: Good Valid until: 14 September 2021 Certificate number: 1001 5816 0810 0101 0113
Property type: Retail/Financial and Professional Services	
Total floor area: 62 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 D	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	13 A+
If typical of the existing stock	84 C

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 main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the western side of the historic High Street. Nearby retailers include Anthropologie, G Collins & Sons, The Ivy, Mint Velvet, CP Hart, OSKA, Sweaty Betty, Savills, Knight Frank, NFU, Sahara and a mix of independent retail and leisure operators.

DESCRIPTION

Mid terrace grade II listed retail premises.

ACCOMMODATION

Ground Floor:

Sales (front)	Approx. 299 ft ² [27.7 m ²]
Sales (rear)	Approx. 89 ft ² [8.2 m ²]
Rear Stores	Approx. 33 ft ² [3.0 m ²]
Teapoint	Approx. 14 ft ² [1.3 m ²]
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.

Mezzanine:

Room 1	Approx. 78ft ² [7.2m ²]
Room 2	Approx. 73ft ² [6.7m ²]

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.

The Landlord operates an ad-hoc service charge for common and shared items / expenditure.

GUIDE RENT

£25,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT payable if applicable.

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

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as “Shop and Premises” and

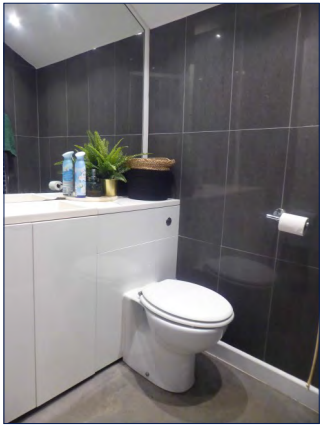
has a Rateable Value of £19,000. The Small Business Rate multiplier for 2024/2025 is 49.9 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Both parties to be responsible for their own legal costs.

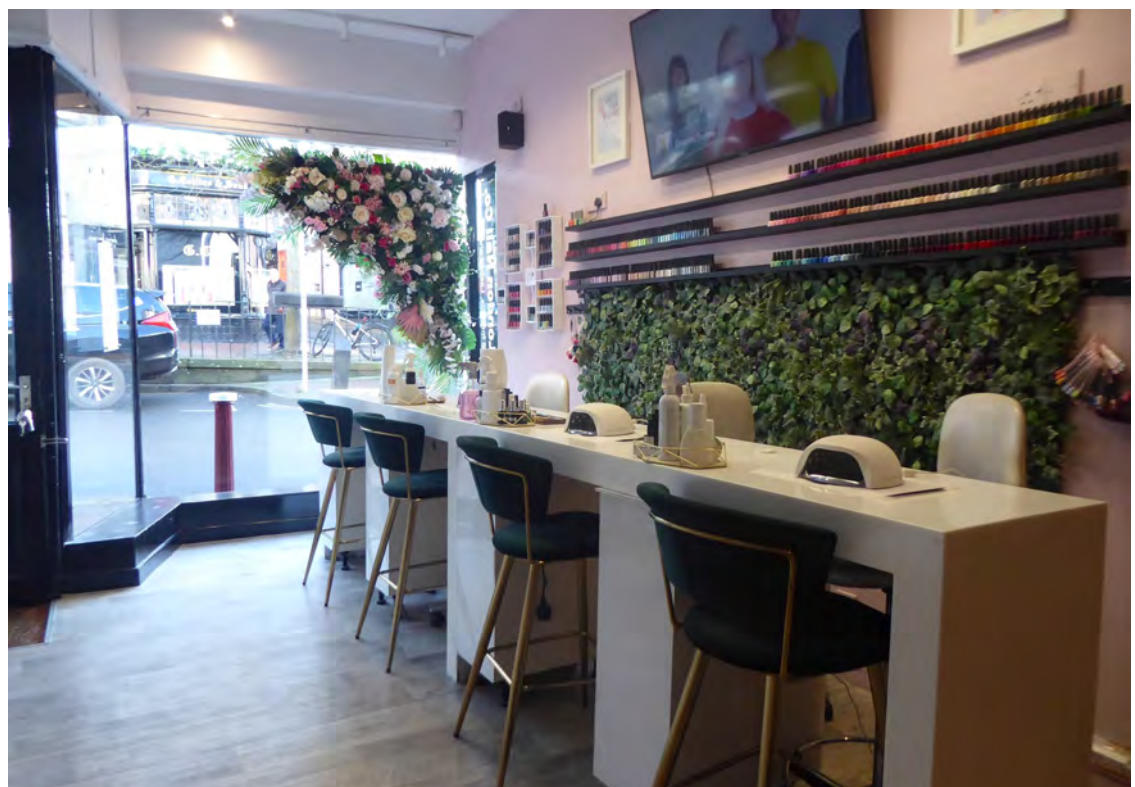
VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – darrell@bracketts.co.uk
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ANY SHOP-FITTING & ALTERATIONS TO BE COMPLETED IN ACCORDANCE WITH LANDLORD DESIGN GUIDELINES

**WITHOUT PREJUDICE TO EXISTING LEASE
SUBJECT TO CONTRACT, VACANT POSSESSION AND
RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.
15/01/25/DB**



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