



TO LET

TO LET - BUSINESS UNIT WITH PARKING

GIA 790ft<sup>2</sup> [73.4m<sup>2</sup>]

UNIT 2B, HAMMONDS FARM, SMITHS LANE, GOUDHURST TN17 1EU

When experience counts...

est. 1828  
**bracketts**

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BUSINESS UNIT  
WITH PARKING**

**GIA APPROX. 790FT<sup>2</sup> [73.4M<sup>2</sup>]**

**HAMMONDS FARM  
SMITHS LANE  
GOUDHURST  
CRANBROOK  
KENT  
TN17 1EU**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

Tel: (01892) 533733

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503

**Energy performance certificate (EPC)**

Unit 2 Hammonds Farm Smiths Lane Goudhurst CRANBROOK TN17 1EU	Energy rating <b>B</b>	Valid until: 19 July 2032
		Certificate number: 6843-5480-4322-3288-3328

Property type: Offices and Workshop Businesses  
Total floor area: 290 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 B.

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.

Under 0 A+ Net zero CO2  
0-25 A  
26-38 B  
39-51 C  
52-64 D  
65-77 E  
78-90 F  
91-103 G

**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	51 C

## LOCATION / SITUATION

The property is located on the outskirts of Goudhurst approximately 10 miles east of Royal Tunbridge Wells, 13 miles south of Maidstone and 5 miles west of Cranbrook.

The property is situated approximately 0.8 miles north west of the village centre which includes a hotel, doctors surgery, convenience store, bakery, pharmacy, newsagents, hairdressers and a number of public houses.

From the A262 turn into Smiths Lane and follow for approx. 0.3 miles. Take a left at a grass triangle and follow for approx. 0.1 miles. Take a right fork and follow for approx. 0.1 miles.

## DESCRIPTION

Air conditioned business unit/workshop/store within a larger mixed use building in a picturesque rural location. The premises benefits from full fibre to the building.

## ACCOMMODATION

**Unit 2B:** GIA Approx. 790ft<sup>2</sup> [73.4m<sup>2</sup>]\*  
WC

Car Parking - spaces to be confirmed

### 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 Internal 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.

## GUIDE RENTS

£5,500 per annum exclusive

Rent payable quarterly in advance on the usual quarter days. The rent is exclusive of buildings insurance, water, electric and telecoms.

## VAT

We are advised that VAT will be applicable.

## RENTAL DEPOSIT

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

## BUSINESS RATES

Enquiries of the VOA website indicate the Rateable Value as £6,400. The small business rate multiplier for 2026/2027 is 43.2 pence in the £.

Any interested party must rely on its own enquiries of the local rating authority.

## LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

## VIEWING

Strictly by prior appointment with the sole letting agent:

**Bracketts Tel: 01892 533733**

Darrell Barber MRICS

Mobile - 07739 535468

Email - darrell@bracketts.co.uk



\* Floor areas provided by client - any interested applicant must rely upon own inspection and measurement.

SUBJECT TO CONTRACT, VACANT POSSESSION, PLANNING (IF REQUIRED) AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

REV.10.04.26/DB

