



**TO LET - Lock-up Premises Fronting A26**  
**GF NIA Approx. 186ft<sup>2</sup> [17.2m<sup>2</sup>] LGF NIA Approx. 124ft<sup>2</sup> [11.5m<sup>2</sup>]**  
**47 London Road, Southborough, Kent, TN4 0PB**

*When experience counts...*

est. 1828  
**bracketts**



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**LOCK-UP PREMISES FRONTING**  
**A26**

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**GUIDE RENT £7,500PAX**

**47 LONDON ROAD**  
**SOUTHBOROUGH**  
**KENT**  
**TN4 0PB**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

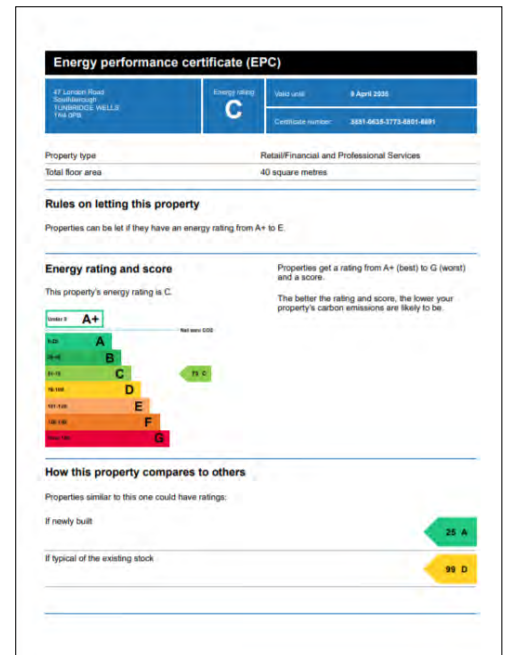
Tel: (01892) 533733 Fax: (01892) 512201

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



## 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.

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 (journey time of approximately 60 minutes).

Southborough is an outlying district of Royal Tunbridge Wells, approximately 3 miles north of the town centre and close to the junction of the A26 and the A21 (T).

The property enjoys a prominent position within an established retail parade with frontage to the main A26 London Road.

## DESCRIPTION

Lock-up premises arranged over ground and lower ground floors.

## ACCOMMODATION

### Ground Floor:

Sales NIA Approx. 186ft<sup>2</sup> [17.2m<sup>2</sup>]

### Lower Ground Floor:

Ancillary WC NIA Approx. 124ft<sup>2</sup> [11.5m<sup>2</sup>]

**Total NIA Approx. 310ft<sup>2</sup>[28.7m<sup>2</sup>]**

## 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

£7,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

## VAT

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

## RENTAL DEPOSIT

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

## BUSINESS RATES

Enquiries of the VOA indicate that the premises are currently listed as Shop and Premises with a Rateable Value of £5,500.

The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £.

Subject to satisfying certain criteria the incoming 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 be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**

Darrell Barber MRICS

M: 07739 535468

E: [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



**WITHOUT PREJUDICE TO EXISTING LEASE.  
SUBJECT TO CONTRACT, VACANT POSSESSION  
AND RECEIPT OF SATISFACTORY REFERENCES,  
DEPOSITS, ETC.**

02.05.25/DB

### 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.



