

TO LET



TO LET - Retail Premises (May suit other uses STP)
NIA Approx. 608ft² (56.4m²)
The Old Post Office, High Street, Hawkhurst TN18 4AA

When experience counts...

est. 1828
bracketts

TO LET

**RETAIL PREMISES
(MAY SUIT OTHER USES - STP)**

NIA APPROX. 608FT² (56.4M²)

GUIDE RENT £8,500 P.A.X.

**THE OLD POST OFFICE
HIGH STREET
HAWKHURST
KENT
TN18 4AA**



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Kent
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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

The property is located in the village of Hawkhurst approximately 4 miles south of Cranbrook and approximately 15 miles south east of Royal Tunbridge Wells.

The property is situated in a prominent position in the heart of the village overlooking the busy intersection of the High Street (A268) and Cranbrook Road (A229).

DESCRIPTION

Ground floor retail premises most recently used as a florist. The premises may suit other uses (Subject to Planning, etc.)

ACCOMMODATION

Ground Floor:

Retail Sales NIA Approx. 608ft² (56.4m²)
WC

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 and Tenant Act 1954 are to be excluded.

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.

GUIDE RENT

£8,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that the rent will not attract VAT.

RENTAL DEPOSIT

Any interested party will be required to provide a rental deposit as security against compliance with the terms of the lease.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the property has a Rateable Value of £6,000 from 1 April 2026. The Small Business Rate multiplier for 2026 / 2027 is 43.2 pence in the £.

Subject to satisfying certain criteria the ingoing 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 pay their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent: **Bracketts**
Darrell Barber MRICS
M: 07739 535468
E: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC AND AML DUE DILIGENCE.

28.07.26/DB

