bracketts est.1828



Prominent Retail Class E Unit

95.1 m² (1,024 sq ft)

TO LET

Unit 9

Angel Walk

Shopping Centre

Tonbridge, TN9 1TJ

TIMPSON
Great Service by Great People

H&B

NiHAW
SUSHI • BENTO
Tonbridge

Superdrug

Grape Tree
Feel Good Foods

DESCRIPTION

The property comprises a ground floor Class E retail unit, previously used as a retail shop. Additional storage, offices and w/c is provided on the first floor.

The unit currently benefits from the former tenant's shop fit and can be let in its current condition or stripped back to shell condition.

LOCATION

The property is located in the Angel Walk Shopping Centre, which runs between the High Street and the Sainsburys complex to the east of the High Street. There is a large surface car park providing approximately 290 car spaces. Nearby occupiers include Superdrug, Timpsons, Barnardo's, Grapetree and Holland & Barrett. The Angel Walk shopping centre links the town's High Street to Sainsburys and the towns main car park.

Tonbridge is a thriving market town located in Kent, with a resident population of approximately 40,000. The town offers an excellent range of retail and leisure facilities with many national High Street retailers, coffee shops, restaurants and pubs represented. Tonbridge mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 35 – 50 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21 dual carriageways.

ACCOMMODATION

The premises comprises the following net internal areas:

Ground floor: 50.20 m^2 (541 sq ft)
First Floor: 44.9 m^2 (483 sq ft)

Total = 95.1 m^2 (1,024 sq ft)

(all areas & measurements are approximate, and verification is recommended).

PLANNING

Suitable for a variety of uses within Class E. Other uses are considered (subject to planning).

SERVICE CHARGE

A service charge is to be levied for upkeep of common parts, at £3,656.33 pa.

BUSINESS RATES

The VOA states the premises is listed as 'Shop and premises' and has a rateable value of £21,250.

EPC

82 D

LEASE

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£21,000 plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS AND FURTHER INFORMATION

Please contact joint letting agents Bracketts – 01732 350503

Joshua O'Brien: Joshua.o'brien@bracketts.co.uk

Dominic Tomlinson: dominic.tomlinson@bracketts.co.uk

Or Joint Agent Murray Commercial 07501598981

Subject to contract

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 contract

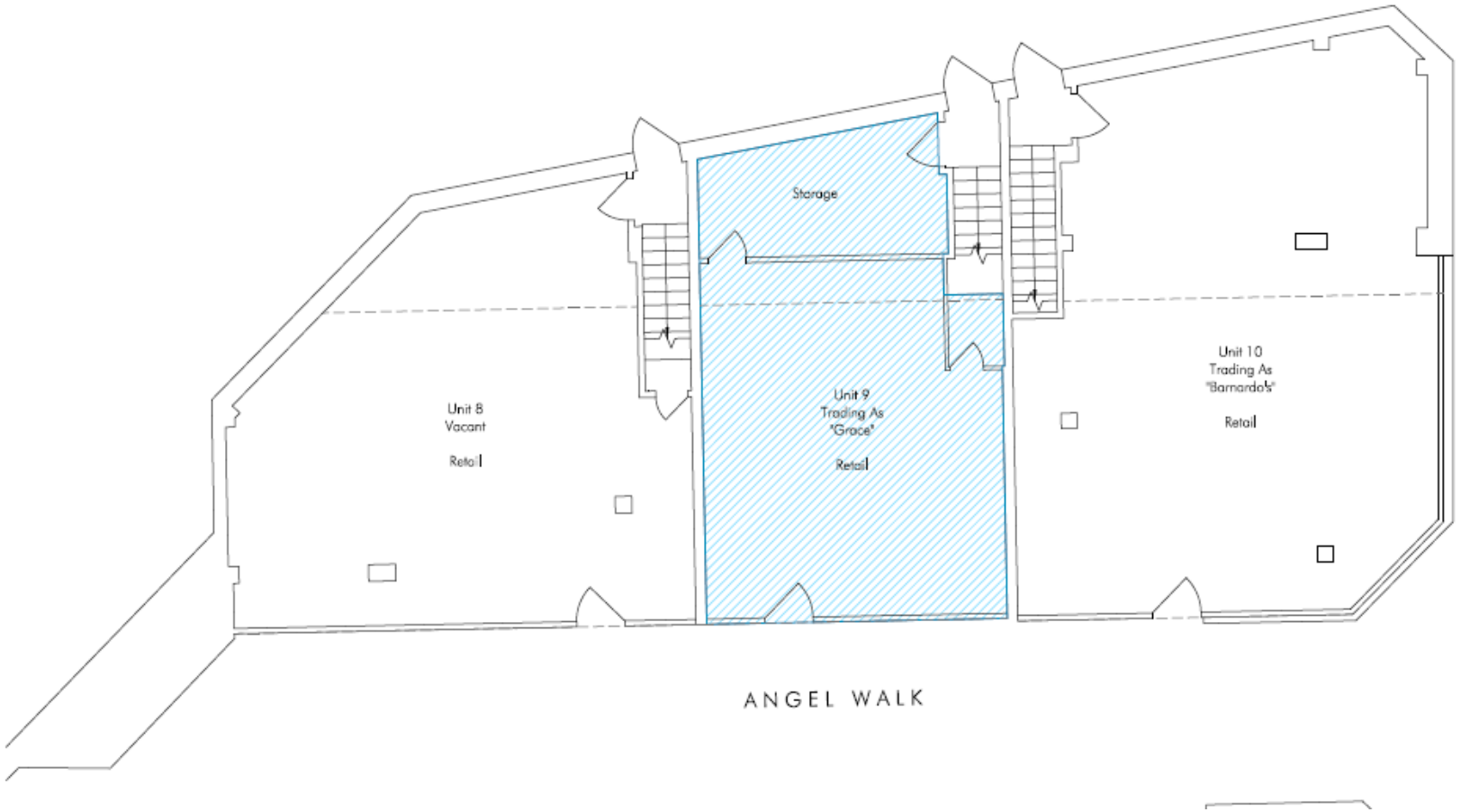



FIRE EXIT





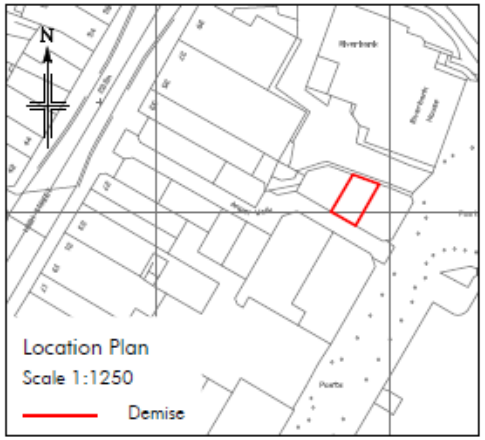
Floor plan – for indicative purposes



UNIT 9

Angel Walk, TONBRIDGE, KENT, TN9 1TJ

Ground Floor
Internal Area Plan



NOTES

This drawing complies with the 6th edition of the RICS code and is produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

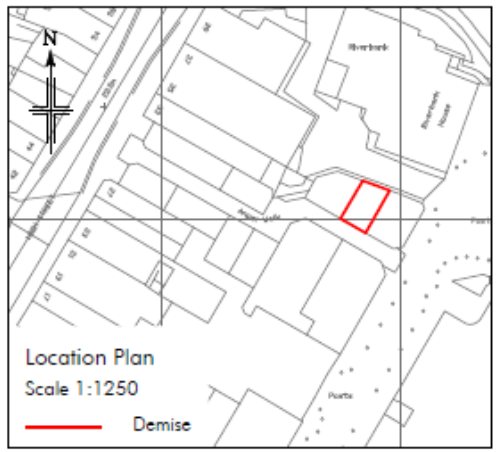
Floor plan – for indicative purposes



UNIT 9

Angel Walk, TONBRIDGE, KENT, TN9 1TJ

First Floor
Internal Area Plan



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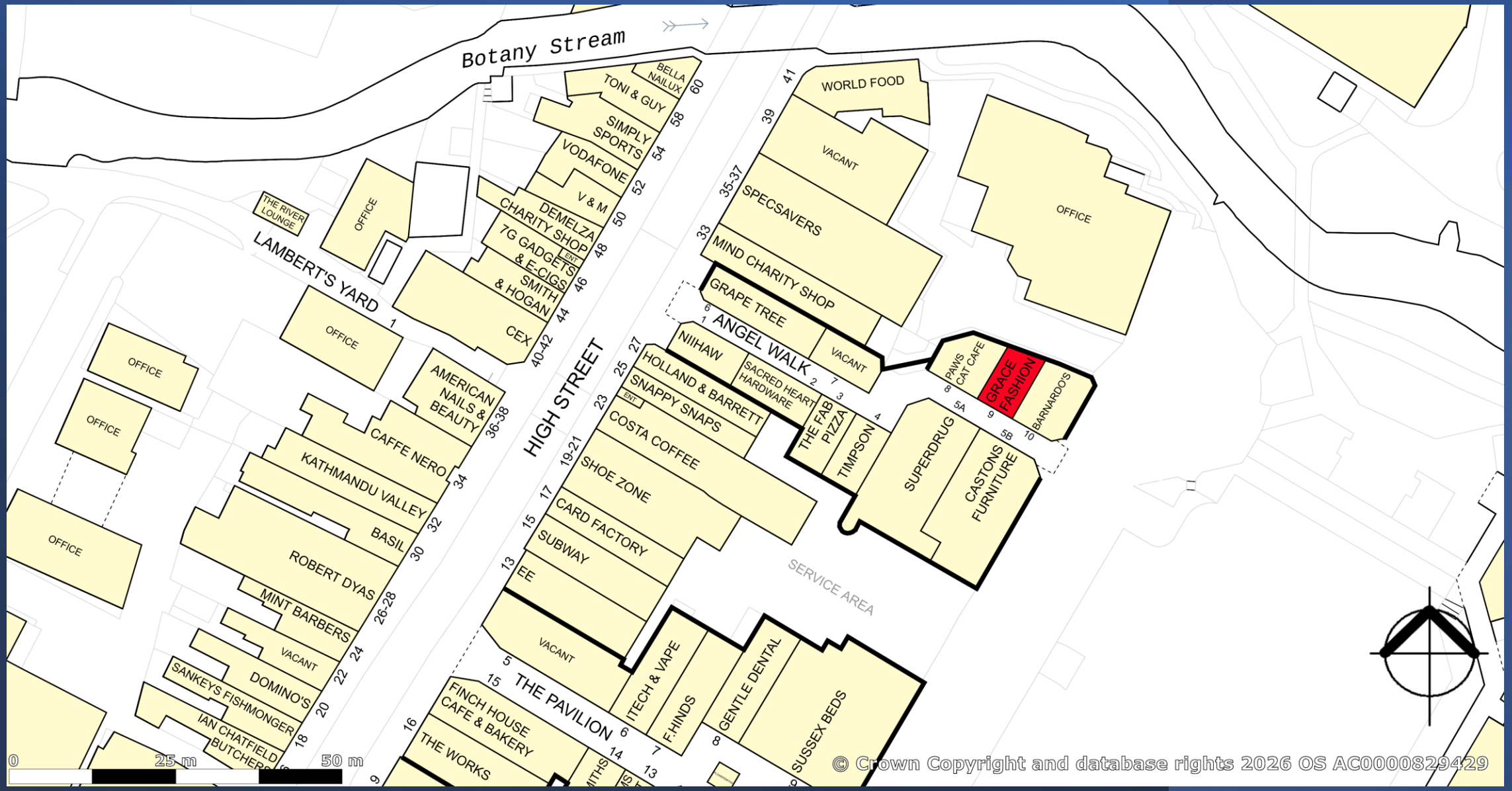
Botany Stream
HIGH STREET
LAMBERT'S YARD
ANGEL WALK
THE PAVILION
SERVICE AREA
BELLA NAILUX
TONI & GUY
SIMPLY SPORTS
VODAFONE
V & M
DEMELZA CHARITY SHOP
7G GADGETS & E-CIGS
SMITH & HOGAN
CEX
THE RIVER LOUNGE
OFFICE
WORLD FOOD
VACANT
SPECSAVERS
MIND CHARITY SHOP
GRAPE TREE
NIIHAW
SACRED HEART HARDWARE
HOLLAND & BARRETT
SNAPPY SNAPS
COSTA COFFEE
THE FAB PIZZA
TIMPSON
PAWS CAT CAFE
GRACE FASHION
BARNARDO'S
SUPERDRUG
CASTONS FURNITURE
AMERICAN NAILS & BEAUTY
CAFFE NERO
KATHMANDU VALLEY
BASIL
ROBERT DYAS
MINT BARBERS
DOMINO'S
SANKEYS FISHMONGER
IAN CHATFIELD BUTCHERS
SHOE ZONE
CARD FACTORY
SUBWAY
EE
ITECH & VAPE
F.HINDS
GENTLE DENTAL
SUSSEX BEDS
FINCH HOUSE CAFE & BAKERY
THE WORKS
0
25 m
50 m
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CoStar AWARDS WINNER TOP AGENCY



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T:01732 350503

Royal Tunbridge Wells
Address: 27-29 High Street, Tonbridge Wells, Kent, TN1 1UU

RICS