

TO LET - Town Centre Premises NIA Approx. 536ft²[49.7m²] 3a Monson Road, Tunbridge Wells, Kent TN1 1LS

When experience counts...



TO LET (DUE TO RELOCATION)

TOWN CENTRE PREMISES

GF - APPROX. 536FT² [49.7M²]

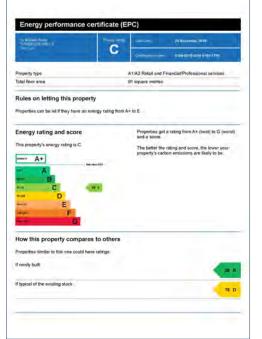
3A MONSON ROAD TUNBRIDGE WELLS KENT TNI ILS



27/29 High Street Tunbridge Wells Kent TNI IUU 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







LOCATION / SITUATION

Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London with a resident population of around 100,000 people.

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 (approx. 60 minutes min).

The property is situated on the southern side of Monson Road close to the Crescent Road multi-storey car park. Nearby retailers include Lakeland, Cook, Headmasters, and Ryman.

DESCRIPTION

Town centre premises.

ACCOMMODATION

Ground floor:

| Retail Sales | approx. | 437ft ² [40.5m ²] |
|--------------|---------|--|
| Kitchen | approx. | 72ft ² [6.6m ²] |
| Store | approx. | 27ft ² [2.5m ²] |
| WC | | |

Basement (hatch access)

Storage - not measured

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

£15,000 per annum exclusive.

Rent payable quarterly in advance by direct bank transfer on the usual quarter days.

RENTAL DEPOSIT

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

VAT

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

SERVICE CHARGE

The landlord operates a service charge for common and shared items – further information upon request.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as 'Shop and Premises' and has a Rateable Value of $\pounds 11,750$.

The small business multiplier for 2025/2026 is 49.9 pence in the *£*.

Subject to satisfying certain criteria, the ingoing Tenant may qualify for small business rate relief.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs .

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts: 01892 533733** Darrell Barber MRICS <u>darrell@bracketts.co.uk</u> M: 07739 535468



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

13.03.25/DB

Important Notice:

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