

TO LET



TO LET: COOPERS STORES, CHURCH STREET, TICEHURST, EAST SUSSEX TN5 7AA
DOUBLE FRONTED RETAIL UNIT WITH CELLARS

When experience counts...

est. 1828
bracketts

TO LET

**DOUBLE FRONTED RETAIL UNIT
WITH
CELLAR STORAGE**

**COOPERS STORES
CHURCH STREET
TICEHURST
EAST SUSSEX
TN5 7AA**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

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



Energy performance certificate (EPC)	
Property address: 27/29 High Street, Tunbridge Wells, TN1 1UU	Energy rating: C
Property type: Retail/Financial and Professional Services	Energy score: 44
Total floor area: 151 square metres	Energy score: 44

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 C.

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **A+**

If typical of the existing stock: **C**

LOCATION / SITUATION

The property is located in the centre of the popular village of Ticehurst around 10 miles south east of Royal Tunbridge Wells.

The property is situated in Church Street just off the High Street. The village offers a good range of local amenities and shops including the village general stores and post office, florists, chemists, gallery and café. The award winning The Bell public house and hotel is around 100 yards away.

DESCRIPTION

Coopers Stores is a Grade II Listed double fronted retail unit with central door and two bay windows, offering a good-sized retail unit with ancillary accommodation to the rear together with a large cellar.

ACCOMMODATION

GROUND FLOOR

Frontage	6.6m	21 8"
Sales depth	9.03m	29 8"
Retail area	57.6 sqm	620 sq ft
Store	7.2 sqm	78 sq ft
Staff	6.6 sqm	71 sq ft

CELLAR

Storage	60.63 sqm	653 sq ft
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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 effective full repairing lease for a term to be agreed.

RENT

£10,000 per annum exclusive of rates

Rent payable quarterly in advance on the usual quarter days.

VAT

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

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 that the property is described as “Shop and Premises” and has a Rateable Value of £9,200 rising to £10,000 effective 01.04.2026.

The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £. Subject to satisfying certain criteria 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 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 – darrell@bracketts.co.uk

NB UNDER THE ESTATE AGENTS ACT WE ARE REQUIRED TO STATE THAT THE PROPERTY IS OWNED BY A RELATIVE OF A BRACKETTS' EMPLOYEE.

SUBJECT TO CONTRACT, VACANT POSSESSION, PLANNING (IF REQUIRED) AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC. 13.01.26. DB

