



TO LET 96.6 SQ M (1040 SQ FT)

RETAIL UNIT

119 HIGH STREET, TONBRIDGE, KENT, TN9 1DL

est. 1828
bracketts

LOCATION

The property is situated on the eastern side of Tonbridge High Street at its northern end, in the old quarter of the town. It is situated in a mixed retail and commercial area including various other shops, wine bars and restaurants.

Tonbridge mainline station is around one third of a mile to the south providing a fast and frequent train service to central London stations London Bridge, Cannon Street, Waterloo East and Charing Cross with a minimum journey time of around 35 minutes.

The A21 bypass serves the town providing a dual carriageway link at Junction 5 M25 at Sevenoaks within around 8 miles.

DESCRIPTION

The property comprises an inner terraced building providing a ground floor retail unit, previously used for beauty treatments.

The unit benefits from a small kitchenette, WC and shower unit.. The property has gas central heating.

FLOOR AREA

The unit has the following approx. net internal floor area:

96.6 SQ M (1040 SQ FT)

TERMS

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

RENT

£22,000 per annum exclusive, payable quarterly in advance.

SERVICE CHARGE

Details available upon request.

BUSINESS RATES

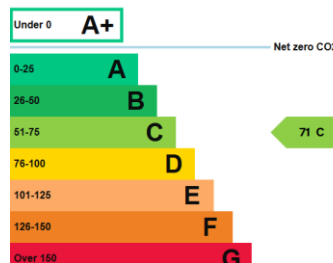
Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

The unit is currently listed as 'Beauty Salon and premises' with a Rateable Value of £11,500.

The UBR for 2024/25 is 49.9p in the £.

EPC

71C



RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

POSSESSION

On lease completion, subject to vacant possession.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

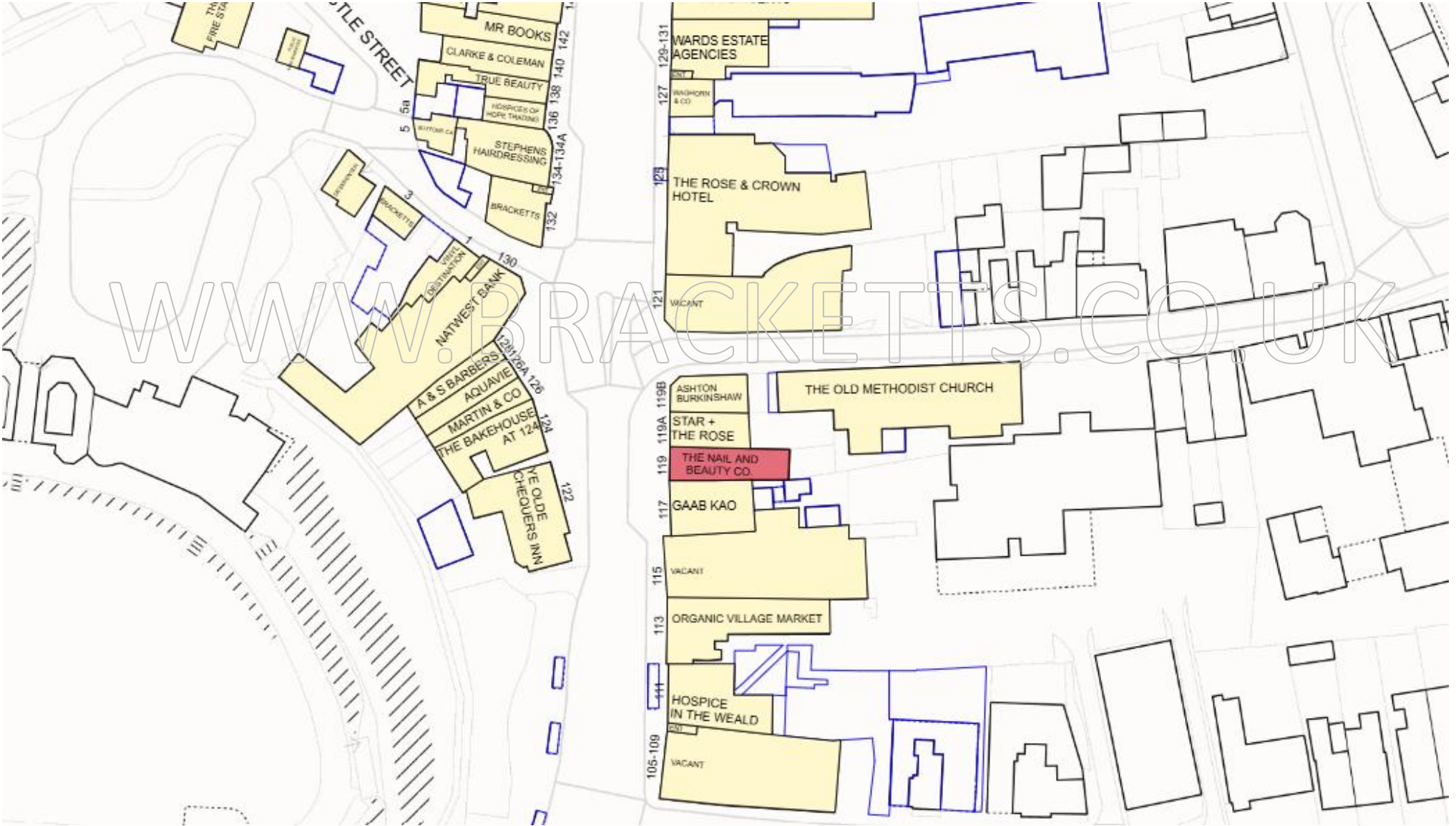
Joshua O'Brien

joshua.Obrien@bracketts.co.uk

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 contrary.





TO LET

RETAIL UNIT

96.6 SQ M (1040 SQ FT)

**119 HIGH STREET
TONBRIDGE
KENT
TN9 1DL**

bracketts est. 1828

132 High Street

Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,

Tunbridge Wells, Kent

Tel: (01892) 533733

