

TO LET - First Floor Office NIA Approx 509ft² [47.2m²] 43 High Street, Tunbridge Wells, Kent TN1 IXL

When experience counts...



TO LET

FIRST FLOOR OFFICE

NIA APPROX. 509 FT² [47.2M²]

43 HIGH STREET TUNBRIDGE WELLS KENT TNI IXL



27/29 High Street Tunbridge Wells Kent TNI IUU Tel: (01892) 533733 E-mail: tunbridgewells@bracketts.co.uk www.bracketts.co.uk Also at 132 High Street, Tonbridge, Kent Tel: (01732) 350503







LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property occupies a prominent position on the eastern side of the historic High Street approximately 300 Metres from Tunbridge Wells main line station.

DESCRIPTION

First floor office with High Street entrance.

ACCOMMODATION

Ground Floor:

Communal entrance and staircase leading to

First Floor:

Front OfficeNIA approx. 364.ft² [33.8m²]Rear Office incl teapointNIA approx. 145ft² [13.4m²]

Communal WC's on half landings

LEASE

The premises are available by way of a new 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

 \pounds 10,000 per annum - payable quarterly in advance on usual quarter days.

The rent is inclusive of any service charge but exclusive of business rates, buildings insurance, electricity, telecoms and any other outgoings.

VAT

Payable if applicable.

RENTAL DEPOSIT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the premises is described as "Office and Premises" and has a Rateable Value of £7,200. The Small Business Rate multiplier for 2025/2026 is 49.9 pence in the \pounds .

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

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

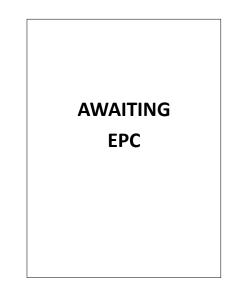
LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent Bracketts. Contact: Darrell Barber MRICS Tel: 01892 559507 Mob: 07739 535468 Email: darrell@bracketts.co.uk





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

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Important Notice:

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