

TO LET



TO LET - Lower Ground Floor Town Centre Office  
NIA Approx. 648ft<sup>2</sup> [60.1m<sup>2</sup>]  
49 London Road, Tunbridge Wells, Kent TN1 1DT

When experience counts...

est. 1828  
**bracketts**

**TO LET**

**LOWER GROUND FLOOR  
TOWN CENTRE OFFICE**

**NIA APPROX. 648ft<sup>2</sup> [60.1m<sup>2</sup>]**

**GUIDE RENT £6000 PAX**

**49 LONDON ROAD**

**TUNBRIDGE WELLS**

**KENT**

**TNI IDT**



27/29 High Street

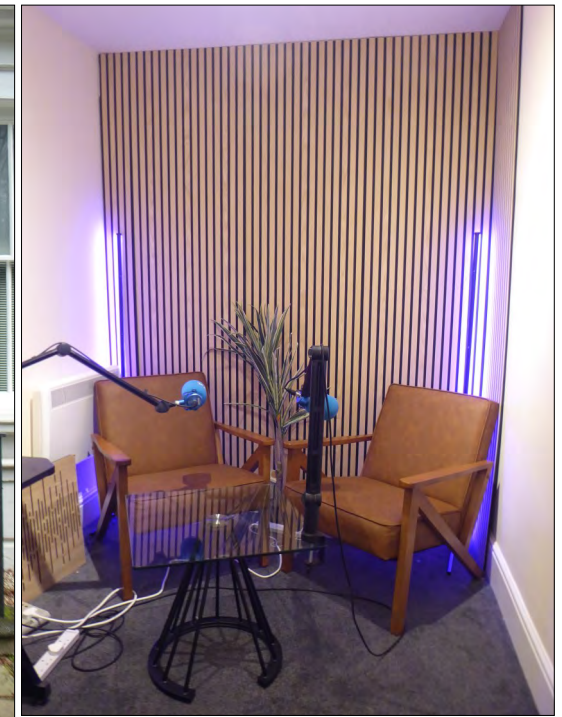
Tunbridge Wells

Kent

TNI IUU

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## 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.

The property is situated within Richmond Terrace on the eastern side of London Road (A26) and is ideally positioned for access to Tunbridge Wells mainline station, Vale Avenue multi-storey car park and general town centre facilities.

## DESCRIPTION

Lower ground floor offices within an imposing multi-let period building. The accommodation comprises main office, three smaller offices / rooms, reception area, 2 kitchens and a wc. Amenities include floor coverings, electric heating and a door entry system.

## ACCOMMODATION

### Ground floor:

External staircase leading to communal entrance hall and stairwell.

### Lower Ground Floor:

NIA Approx. 648ft<sup>2</sup> [60.1m<sup>2</sup>]  
WC

### 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 an 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.

The Landlord operates a service charge in respect of common and shared items.

## GUIDE RENT

£6,000 per annum exclusive

Rent payable monthly in advance.

## RENTAL DEPOSIT

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

## VAT

We are advised that the rent will not attract VAT.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as an Office and Premises and has a Rateable Value of £10,250.

The small business non-domestic rating multiplier for 2026 / 2027 is 43.2 pence in the £.

Subject to satisfying certain criteria the 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.

## VIEWING

Strictly by prior appointment with the sole agent:

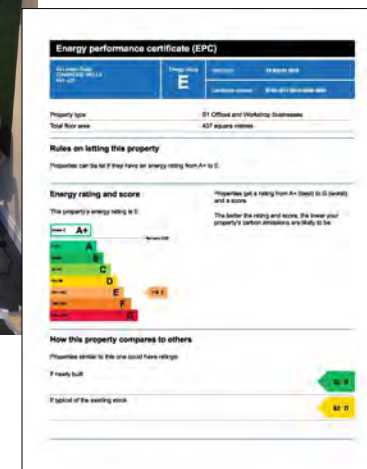
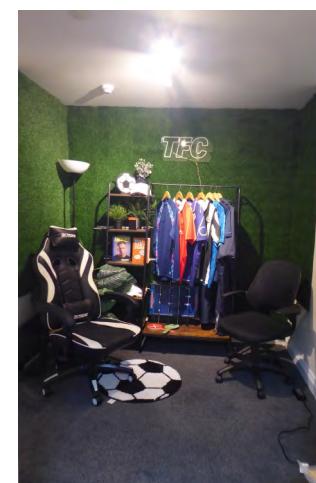
**Bracketts**

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WITHOUT PREJUDICE TO EXISTING LEASE  
SUBJECT TO CONTRACT, VACANT POSSESSION, PLANNING IF  
REQUIRED AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS  
ETC. 08.04.26/DB

