



**TO LET** CLASS E UNIT

111 SQ M (1,195 SQ FT)

68 HIGH STREET, TONBRIDGE, KENT, TN9 1EE

est. 1828  
**bracketts**

## LOCATION

The property is situated in a prominent position on Tonbridge High Street. Surrounding occupiers include WH Smith, Nationwide, Choice and Specsavers amongst others.

The premises are close to the two pedestrian shopping arcades The Angel Walk Centre and The Pavilion

Tonbridge main line station is less than 300 metres to the south of the property providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes.

## DESCRIPTION

The property comprises a mid-terrace lock-up Class E unit with a fully glazed shopfront. There is a storeroom,WC and kitchen to the rear.

The property also benefits from a garage located to the side of the building.

## FLOOR AREA

The unit has the extends to approximately 111 sq m (1,195 sq ft) measured on net internal basis.

## TERMS

The property is available by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

## RENT

£30,000 per annum exclusive, payable quarterly in advance.

## VAT

We are informed that VAT is payable.

## BUSINESS RATES

From the VOA, the unit is described as 'Shop & Premises' with a Rateable Value of £ 26,250 The UBR for 2024/25 is 49.9p in the £.

## EPC

To be assessed

## RENTAL DEPOSIT

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

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

**Abbey Mitchell**

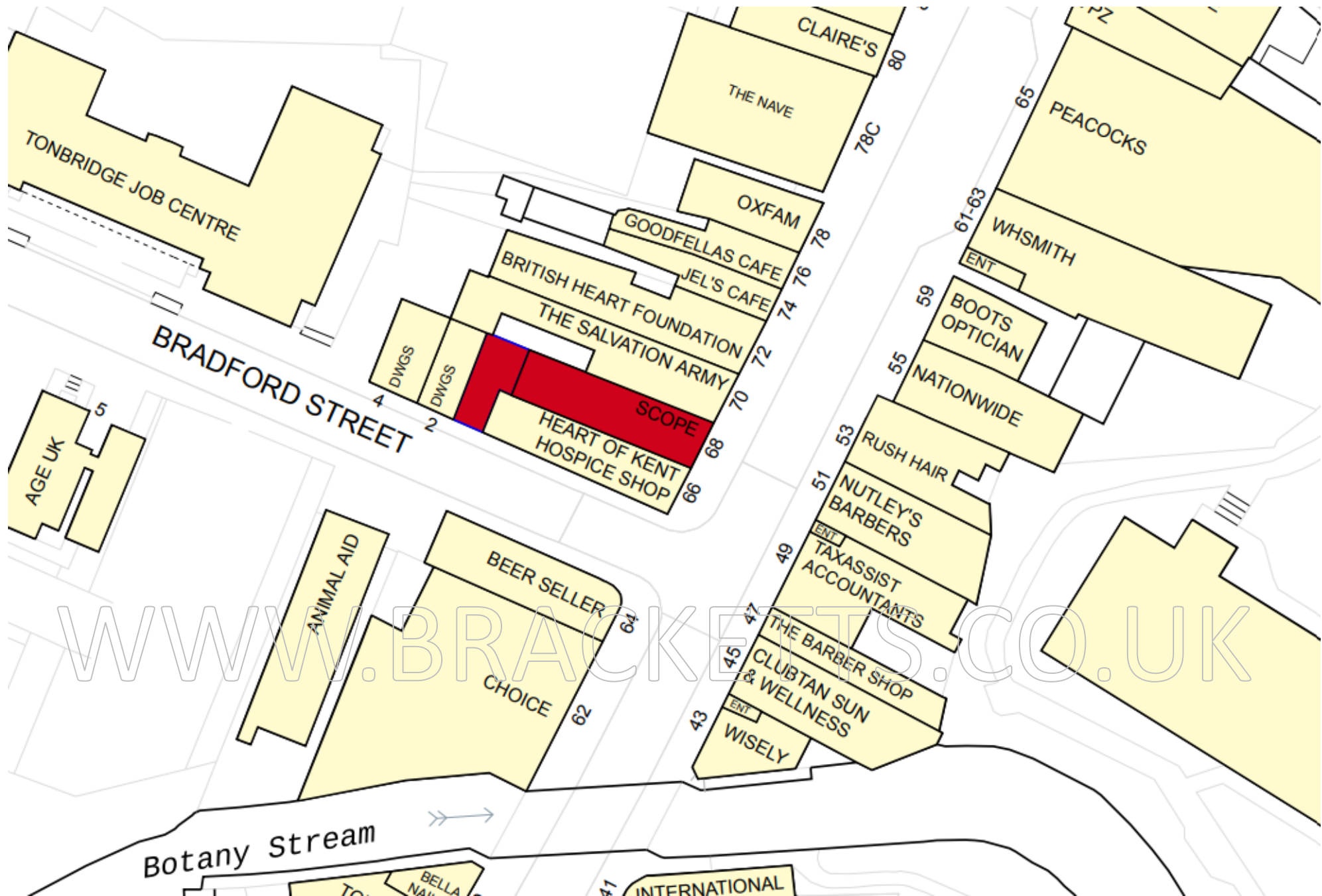
abbey.mitchell@bracketts.co.uk

*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.





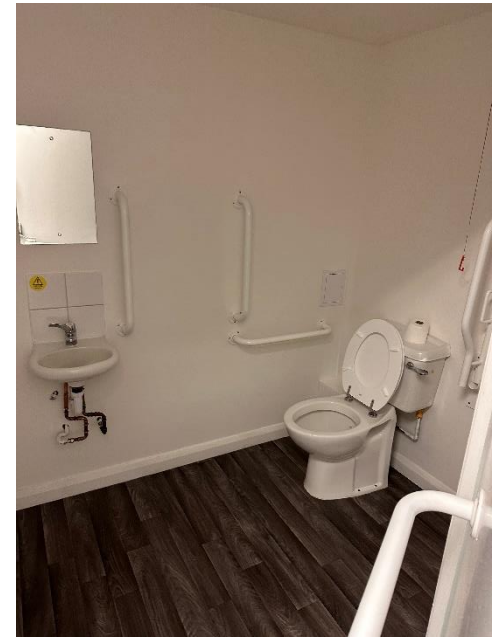




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**APPROX. 111 SQ M (1,195 SQ FT)**

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TONBRIDGE  
KENT  
TN9 1SD**



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