



RED LINE FOR IDICATIVE PURPOSES ONLY

**TO LET** 90.94 SQ M (978 SQ FT)  
HIGH STREET CLASS E UNIT  
GROUND FLOOR 83 – 85 HIGH STREET, TONBRIDGE, KENT, TN9 1RX

est. 1828  
**bracketts**

## LOCATION

The property is situated in a prominent position on Tonbridge High Street. Surrounding occupiers include Morrisons Daily, Starbucks, Waitrose, Boots 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 meters 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

Comprises a mid-terrace ground – floor lock-up retail unit with a fully glazed shopfront. There is a WC and kitchen to the rear.

## TERMS

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

## FLOOR AREAS

Sales area	69.41 m <sup>2</sup>	(747 sq ft)
Kitchen	17.72 m <sup>2</sup>	(190 sq ft)
WC	3.81 m <sup>2</sup>	(41 sq ft)

Interested parties are advised to check all measurements themselves

## RENT

£26,000 per annum exclusive.

Payable quarterly in advance.

We are informed VAT is not currently payable.

## BUSINESS RATES

From the VOA, the unit is described as 'Shop & Premises' with a Rateable Value of £22,500.

For further information on the UBR please go to GOV UK website..

## POSSESSION

Upon completion of legal formalities.

**EPC** - awaited

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through joint sole agents Bracketts:

Telephone: **01732 350503**

**Joshua O'Brien**

joshua.o'brien@bracketts.co.uk

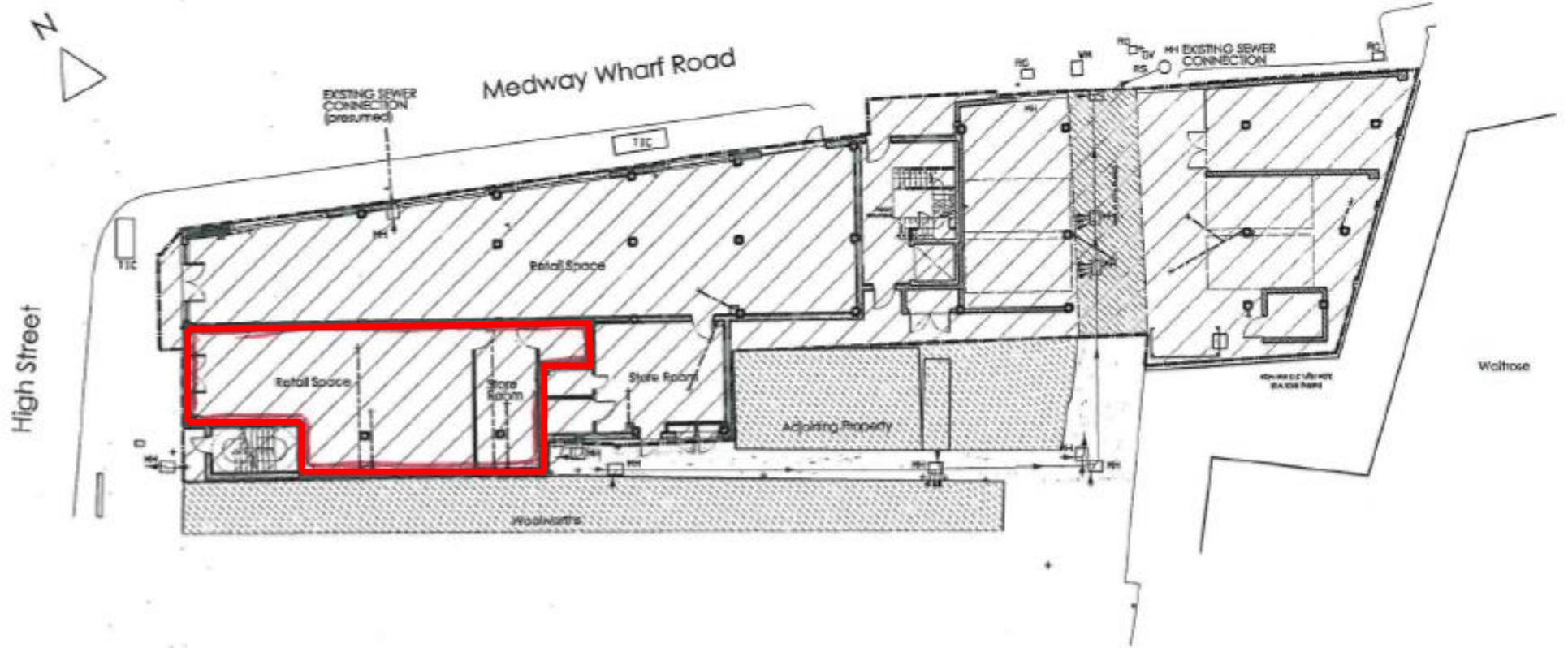
**Dominic Tomlinson**

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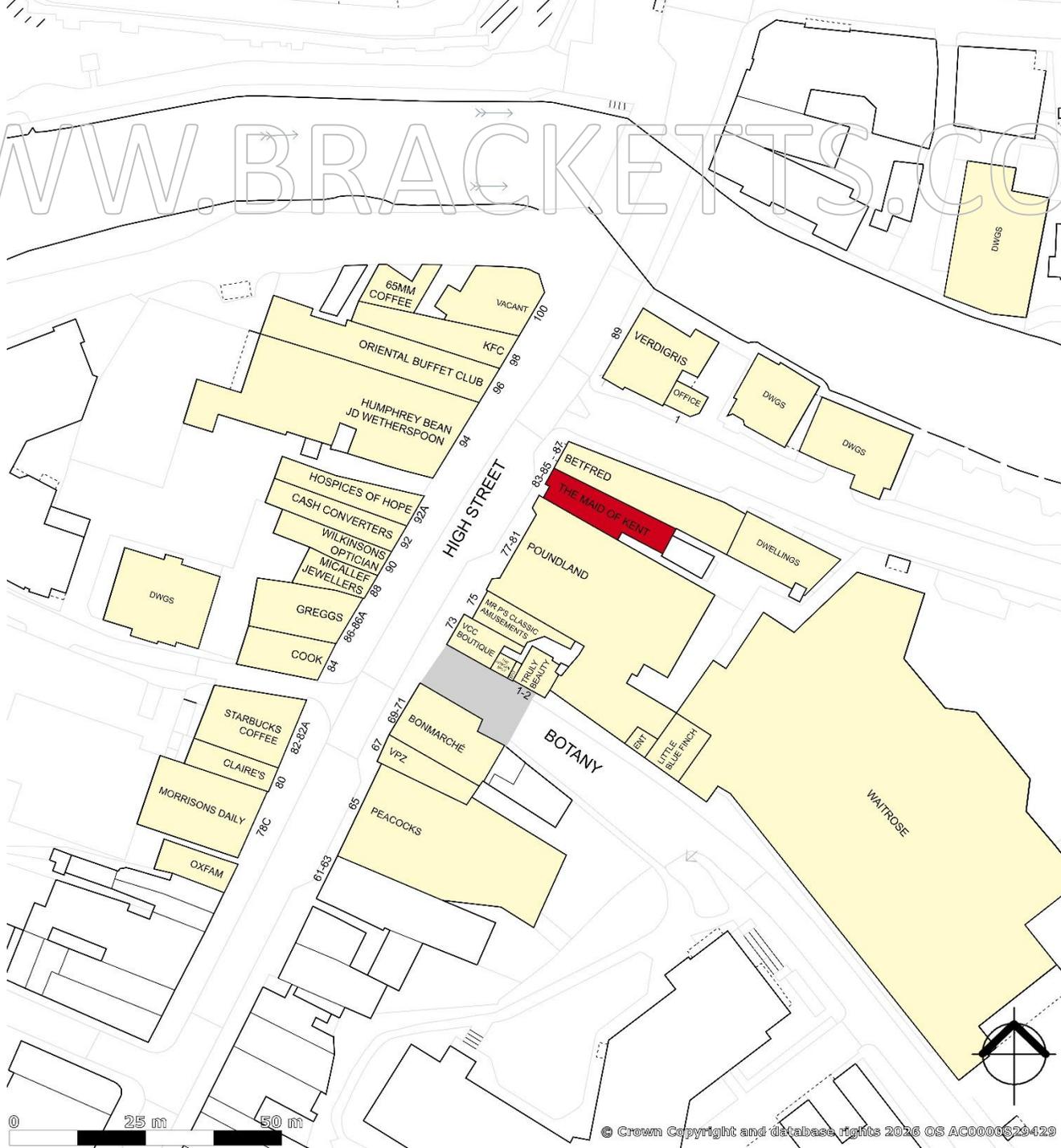
*Subject to contract*

### 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.



RED LINE FOR INDICATIVE PURPOSES ONLY





**TO LET**

**HIGH STREET RETAIL UNIT**

**APPROX. 90.94 SQ M (978 SQ FT)**

**GROUND FLOOR  
83 HIGH STREET,  
TONBRIDGE,  
KENT,  
TN9 1RX**

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**bracketts** est. 1828

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