

TO  
LET



TO LET - Class E Building with Parking  
NIA Approx. 1,616ft<sup>2</sup> [150m<sup>2</sup>]  
Harmony Centre, High Street, Rusthall, Kent TN4 8RZ

*When experience counts...*

est. 1828  
**bracketts**



**TO LET**

**CLASS E BUILDING WITH PARKING**

**NIA APPROX. 1,616 FT<sup>2</sup> [150 M<sup>2</sup>]**

**GUIDE RENT £16,000 P.A.X**

**HARMONY CENTRE**

**HIGH STREET**

**RUSTHALL**

**TUNBRIDGE WELLS**

**KENT**

**TN4 8RZ**



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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 property is located in the village of Rusthall approximately 1.8 miles west of Tunbridge Wells town centre.

The property is located on the grounds of Rusthall Primary School, and accessed via a surfaced driveway on the southern side of Rusthall High Street.

## DESCRIPTION

Single storey Class E building most recently used as a Sure Start children's centre. The property benefits from on site car parking and is partially air conditioned. Our clients believe the premises may suit various uses (subject to Planning if required).

## ACCOMMODATION

### Ground Floor:

Reception	NIA approx. 97ft <sup>2</sup> [9.0m <sup>2</sup> ]
Room 1	NIA approx. 153ft <sup>2</sup> [14.2m <sup>2</sup> ]
Room 2	NIA approx. 648ft <sup>2</sup> [60.2m <sup>2</sup> ]
Room 3	NIA approx. 132ft <sup>2</sup> [12.3m <sup>2</sup> ]
Kitchen 1	NIA approx. 102ft <sup>2</sup> [9.5m <sup>2</sup> ]
Room 4	NIA approx. 158ft <sup>2</sup> [14.7m <sup>2</sup> ]
Kitchen/Room 5	NIA approx. 311ft <sup>2</sup> [28.9m <sup>2</sup> ]
Cleaners Cupboard	NIA approx. 15ft <sup>2</sup> [1.4m <sup>2</sup> ]
Accessible WC + 2 WC's	

**Total NIA approx. 1,616ft<sup>2</sup> [150m<sup>2</sup>]**

Note: GEA approx. 2,220ft<sup>2</sup> [206.2m<sup>2</sup>]

Dedicated car park

### 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 a new full repairing and insuring lease for a term to be agreed.

The provisions of Sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the lease.

## GUIDE RENT

£16,000 per annum exclusive. Rent payable quarterly in advance on usual quarter days.

## RENTAL DEPOSIT

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

## VAT

Payable if applicable.

We are advised that the landlord does not currently charge VAT.

## BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the property is described as a Children's Centre and Premises and has a Rateable Value of £11,500. The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £. 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 be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts**

Tel: 01892 533733

Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



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

28.08.25.DB



