

TO LET - Class E Building with Parking NIA Approx. 1,616ft² [150m²] Harmony Centre, High Street, Rusthall, Kent TN4 8RZ

When experience counts...



TO LET

CLASS E BUILDING WITH PARKING

NIA APPROX. 1,616 FT² [150 M²]

GUIDE RENT £16,000 P.A.X

HARMONY CENTRE
HIGH STREET
RUSTHALL
TUNBRIDGE WELLS
KENT
TN4 8RZ

bracketts

27/29 High Street Tunbridge Wells Kent TN1 IUU

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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 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. 97ft² [9.0m²] NIA approx. 153ft² [14.2m²] Room I Room 2 NIA approx. 648ft² [60.2m²] NIA approx. 132ft² [12.3m²] Room 3 NIA approx. 102ft² [9.5m²] Kitchen I NIA approx. 158ft² [14.7m²] Room 4 NIA approx. 31 lft² [28.9m²] Kitchen/Room 5 NIA approx. 15ft² [1.4m²] Cleaners Cupboard

Accessible WC + 2 WC's

Total NIA approx. 1,616ft² [150m²]

Note: GEA approx. 2,220ft² [206.2m²]

Dedicated car park

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 quality 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

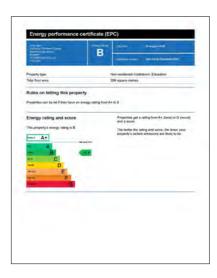
Each party to be responsible for their own legal costs.

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

Important Notice:

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