

**TO LET**  
**BUSINESS UNAFFECTED**

01892  
616096

JCDecaux

# VANITY FAIR BEAUTY & SCHOOL

habitat.co.uk

BILLIE  
table lamp  
£26

THE *big light* is banned LAMP



www.vanityfairbeauty.co.uk

*yellow lines indicative only*

**TO LET - Modern Premises Fronting A26**  
**GF - NIA Approx. 805ft<sup>2</sup> [74.7m<sup>2</sup>]\***  
**67 St John's Road, Tunbridge Wells, Kent TN4 9TT**

*When experience counts...*

est. 1828  
**bracketts**



**TO LET**

**MODERN PREMISES FRONTING A26**

**NIA APPROX. 805FT<sup>2</sup> [74.7M<sup>2</sup>]\***

**GUIDE RENT £15,000 P.A.X.**

**67 ST JOHNS ROAD**

**TUNBRIDGE WELLS**

**KENT**

**TN4 9TT**



27/29 High Street  
Tunbridge Wells  
Kent

TN1 1UU

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E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



White lines indicative only



Red shading indicative only

## 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. There is a main line station on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated within the St John's neighbourhood centre approximately one mile north of the town centre.

The property is situated on the western side of St John's Road opposite a Sainsbury's Local Convenience store. The area is favoured by local and independent retailers.

## DESCRIPTION

Modern lock-up unit within a neighbourhood parade fronting the A26.

## ACCOMMODATION

Ground Floor:

Retail Sales	Approx. 708ft <sup>2</sup> [65.7m <sup>2</sup> ] *
Kitchen	Approx. 97ft <sup>2</sup> [9.0m <sup>2</sup> ]

Note - a WC will need to be installed and the opening in wall between No. 65 and No. 67 will need to be blocked up.

## LEASE

The premises is available by way of a new effective 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.

### 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.

## GUIDE RENT

£15,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

## VAT

We are advised that VAT is applicable.

## DEPOSIT

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

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" and currently assessed with the adjoining premises (No. 65).

The two units having a combined Rateable Value of £30,500. The units will need to be separately assessed following completion of a lease.

The small business rates multiplier for 2025 / 2026 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

## LEGAL COSTS

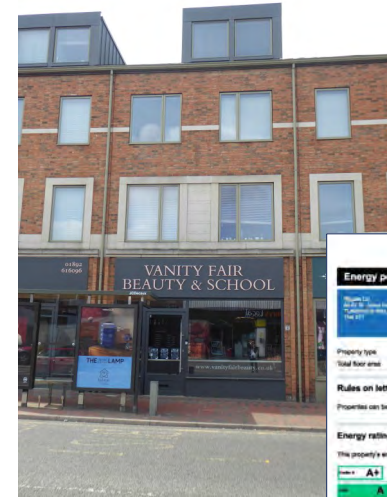
Each party to be responsible for their own legal costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

## VIEWING

Strictly by prior appointment with the sole agent:

**Bracketts Tel: 01892 533733.**

Contact: Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



\*Note: Floor areas relate to existing shop fit. Service charge/insurance proportions based upon original shell GIA

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

**WITHOUT PREJUDICE TO EXISTING LEASE.**

23.04.25/DB



