



RED LINE FOR INDICATIVE PURPOSES ONLY

**TO LET** GROUND FLOOR FORMER PUB / RESTAURANT

CLASS E UNIT – suitable for a variety of uses STP

366.20 M<sup>2</sup> (3,942 SQ FT)

115 HIGH STREET, TONBRIDGE, KENT, TN9 1DL

est. 1828  
**bracketts**

### LOCATION

The property is situated on the eastern side of Tonbridge High Street at its northern end, in the old quarter of the town. It is situated in a mixed retail and commercial area including various other shops, wine bars and restaurants.

Tonbridge mainline station is 1km to the south providing a fast and frequent train service to central London stations London Bridge, Cannon Street, Waterloo East and Charing Cross with a minimum journey time of around 35 minutes.

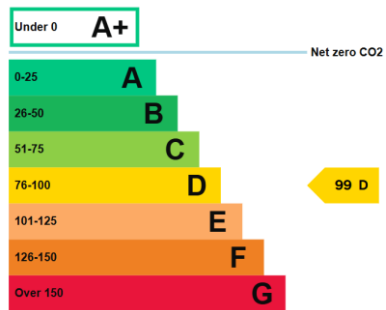
The A21 bypass serves the town providing a dual carriageway link at Junction 5 M25 at Sevenoaks within around 8 miles.

### DESCRIPTION

115 High Street comprises a prominent former pub arranged over the ground floor, offering an open-plan bar area, customer toilet facilities, a commercial kitchen and beer store, with additional storage space. The property further benefits from rear car parking and servicing, providing flexibility for a range of alternative uses (subject to planning).

### EPC

99 D



### 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

Rent on application.

### VAT

We are informed that VAT is payable.

### BUSINESS RATES

To be confirmed.

### FLOOR AREA

Ground Frontage	121.51 m	
Net Frontage	101.25 m	
Pub Depth	36.62 m	
Built Depth	259.38 m	
Ground Gloor		
GIA	366.2 sq m	3,942 sq ft

All areas are approximate and interested parties are advised to verify all measurements themselves

### PLANNING

We are led to believe the property has Class E planning consent.

Interested parties are advised to check that their intended use is lawful with the LPA.

### 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**

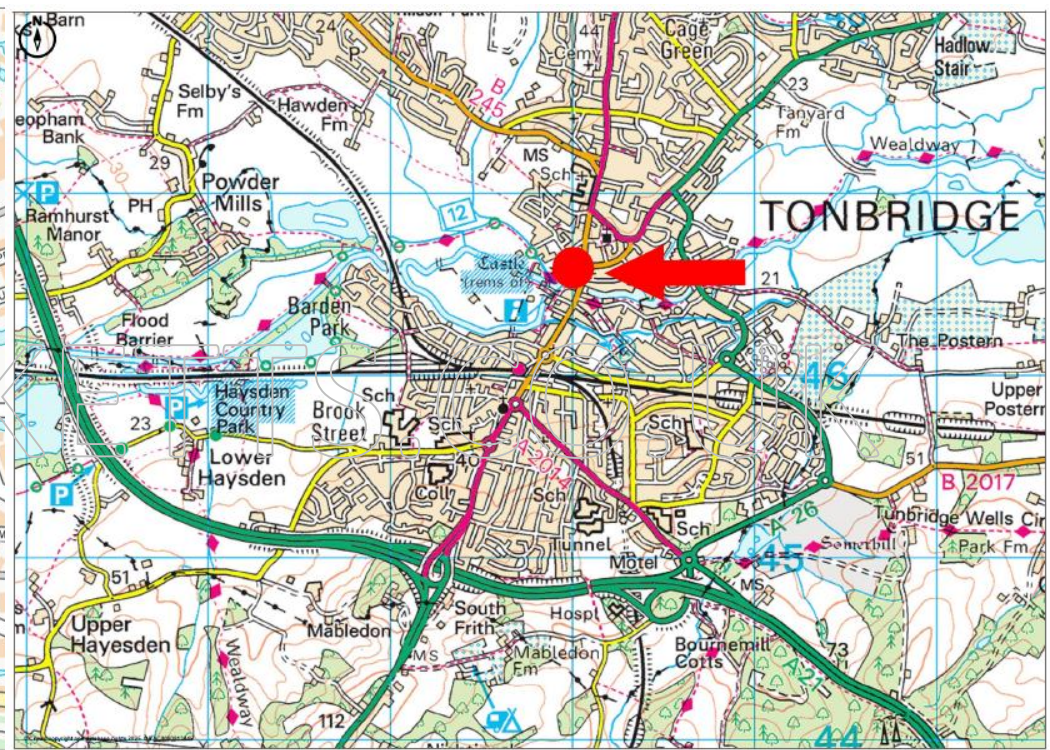
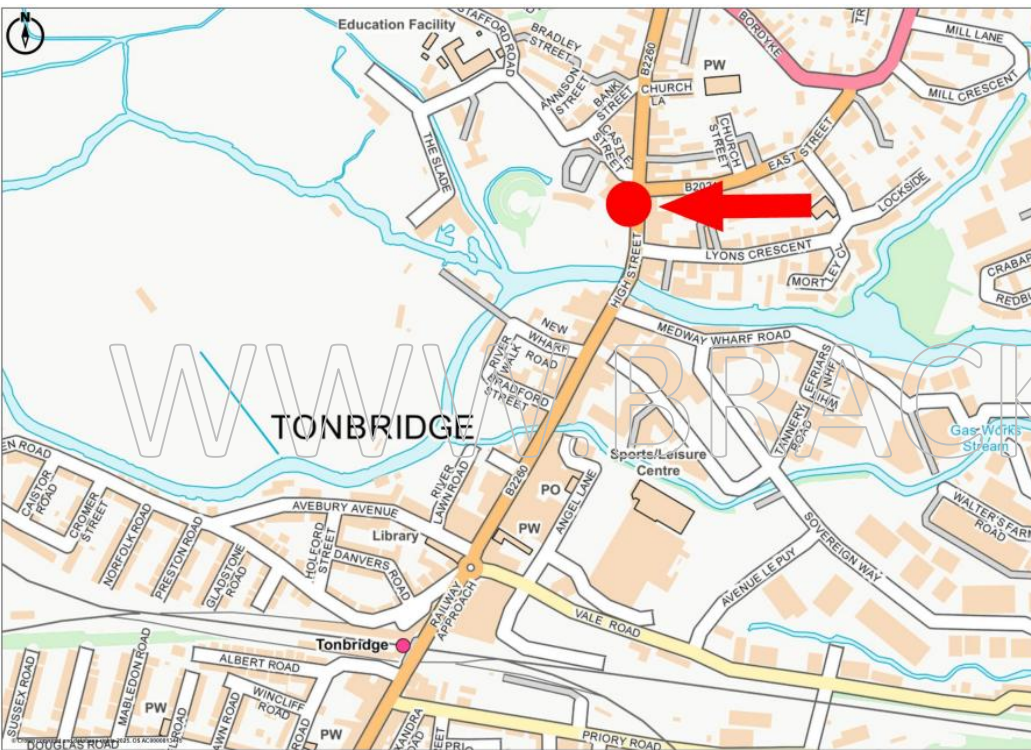
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*Subject to contract + Lease*

### 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.



# TO LET CLASS E UNIT

APPROX. 366.2 M<sup>2</sup> (3,942 SQ FT)

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TONBRIDGE,  
KENT  
TN9 1DL



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