



**TO LET** 306.62 SQ M (3,300 SQ FT)

CLASS E / RETAIL UNIT

39 HIGH STREET, TONBRIDGE, KENT, TN9 1SQ

est. 1828  
**bracketts**

## LOCATION

The property is situated in a prominent position on Tonbridge High Street. Surrounding occupiers include WH Smith, 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 metres 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

The property comprises a ground floor Class E unit arranged mostly as open plan retail or office space with staff WC facilities to the rear, along with a rear emergency exit.

The demise includes a self-contained, two-bedroom flat at first floor level, currently let on an AST for £1,200pcm.

## FLOOR AREA

The unit has the extends to approximately 64 sq m (689 sq ft) measured on net internal basis.

Ground Floor	241.73 m <sup>2</sup>	(2,602 sq ft)
First floor Flat	64.89 m <sup>2</sup>	(689 sq ft)

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

## 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.

## RENT

£85,000 per annum exclusive, payable quarterly in advance.

## VAT

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 £55,500 The UBR for 2024/25 is 49.9p in the £.

## EPC

To be assessed

## 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**

**Joshua O'Brien**

joshua.o'brien@bracketts.co.uk

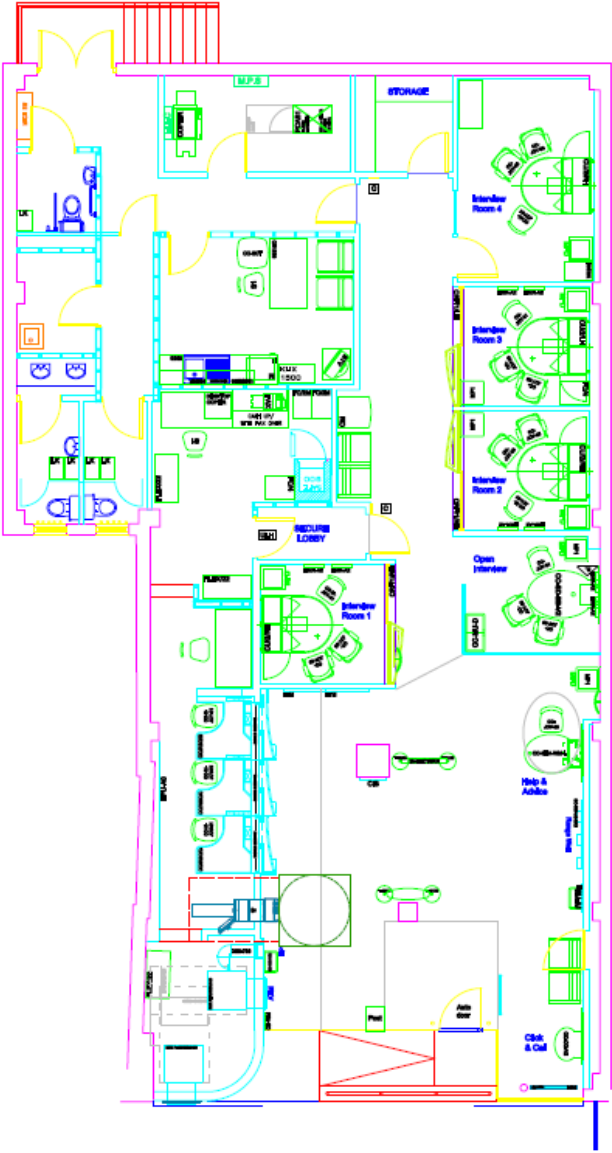
**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

*Subject to contract*

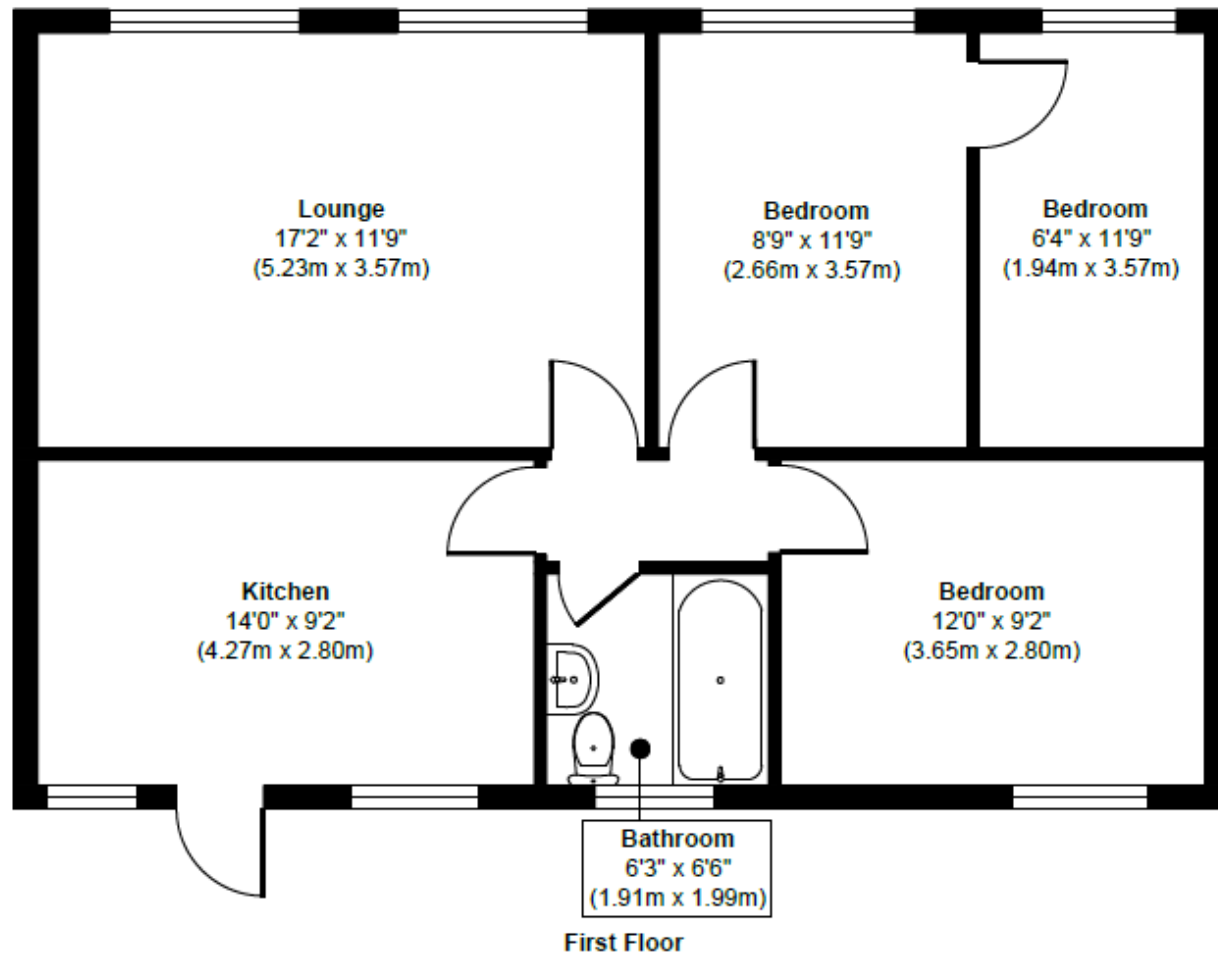
Important Notice  
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SCALE



Existing Ground Floor Plan

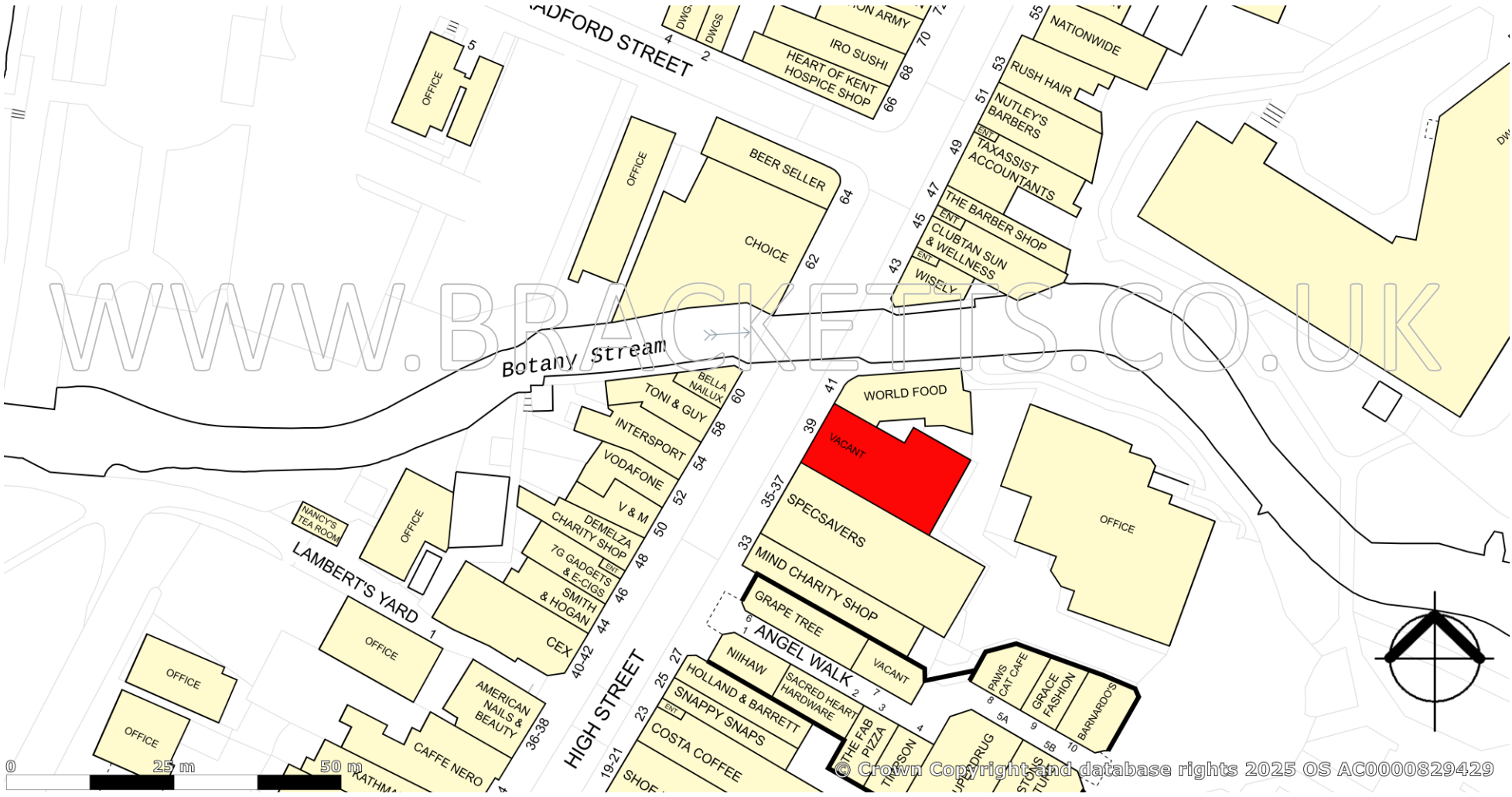
## 39a Tonbridge High Street



Approx. Gross Internal Floor Area 698 sq. ft / 64.89 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property



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**39 HIGH STREET  
TONBRIDGE  
KENT  
TN9 1SQ**



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