



TO LET - Town Centre A2 Premises  
GF NIA Approx. 624ft<sup>2</sup>[57.9m<sup>2</sup>]  
83 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1PX

When experience counts...

est. 1828  
**bracketts**

**TO LET**

**TOWN CENTRE**

**A2 PREMISES**

**NIA APPROX. 624FT<sup>2</sup> [57.9M<sup>2</sup>]**

**GROUND FLOOR**

**83 MOUNT PLEASANT ROAD**

**TUNBRIDGE WELLS**

**KENT**

**TNI IPX**



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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 situated on the western side of Mount Pleasant Road approximately 50 metres north of the intersection with Church Road and directly opposite the Town Hall. Nearby occupiers include Starbucks, Cote Brasserie, NatWest Bank, Hospice in the Weald and Barnardos.

## DESCRIPTION

Refurbished town centre A2 [Financial & Professional] premises - may suit other uses subject to planning, etc. The property is attached to a Grade II Listed archway leading to nos. 2 and 3 The Priory.

## ACCOMMODATION

External:

Paved forecourt area leading to:

Ground Floor:

Retail Sales	Approx. 493ft <sup>2</sup> [45.7m <sup>2</sup> ]
Rear Staff / kitchen	Approx. 108ft <sup>2</sup> [10.0m <sup>2</sup> ]
Store	Approx. 23ft <sup>2</sup> [2.1m <sup>2</sup> ]
WC	

**Total NIA**                      **Approx. 624ft<sup>2</sup> [57.9m<sup>2</sup>]**

### 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.

Lower Ground Floor:

Area with restricted head height incorporating locked safe - not measured

## LEASE

The premises are 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 & Tenant Act 1954 are to be excluded from the lease.

## GUIDE RENT

£23,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days. We are advised that our client has not waived exemption from VAT - as such VAT will not be applicable.

## RENTAL 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 premises has a Rateable Value of £29,750

The small business rates multiplier for 2020 / 2021 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 be pay their own legal costs save that the Proposed 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 letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



Subject to contract, planning if required & receipt of satisfactory references, deposits, etc. Rev 02/07/20/DB

