



TO LET - Prominent Town Centre Premises
Total NIA Approx. 3,924ft² [364.5m²]
25-27 Grosvenor Road, Tunbridge Wells, TN1 2AJ

When experience counts...

est. 1828
bracketts

**TO LET
(MAY SELL)**

**PROMINENT TOWN CENTRE
PREMISES ARRANGED OVER FOUR
FLOORS**

TOTAL NIA APPROX 3,924FT² [364.5M²]

**25-27 GROSVENOR ROAD
TUNBRIDGE WELLS
KENT
TN1 2AJ**



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

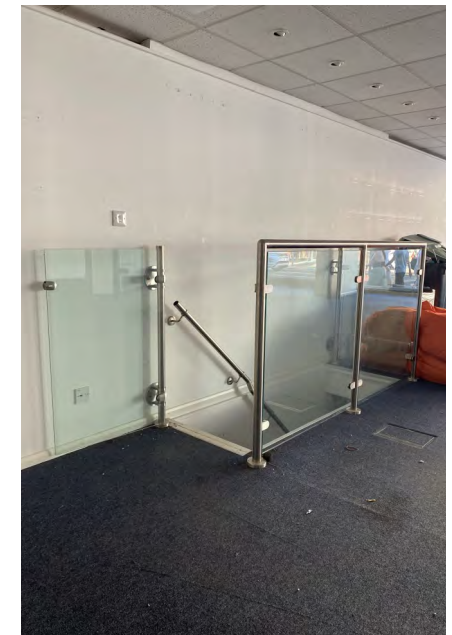
Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

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 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 situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated on the western side of Grosvenor Road, close to Royal Victoria Place. Nearby retailers include Tesco Express, Nandos, Santander, Betfred, Subway & Costa Coffee.

DESCRIPTION

Prominent town centre premises arranged over lower ground, ground, first and second floors.

ACCOMMODATION

Ground Floor:	
Sales	NIA Approx. 1,391ft² [129.2m²]
Rear Garden	Not measured
Lower Ground Floor:	
Stores	NIA Approx. 994ft² [92.3m²]
First Floor:	
Offices & Kitchen	NIA Approx. 746ft² [69.3m²]
Plus wide corridor stores	NIA Approx. 150ft² [13.9m²]
Wc	
Second Floor:	
Offices	NIA Approx. 793ft² [73.6m²]
Wc	
TOTAL	NIA Approx. 3,924ft² [364.5m²]

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.

LEASE

The property is 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 & Tenant Act 1954 are to be excluded.

Our client has indicated that it may sell the freehold interest with vacant possession - further information upon application.

GUIDE RENT

£55,000 per annum exclusive - payable quarterly in advance on the usual quarter days.

The rent is exclusive of business rates, buildings insurance, utilities, telecoms, VAT and other costs associated with occupying the premises.

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

Enquiries of the VOA website indicate that the property is described as “Shop and Premises”, with the following Rateable Values:

- No 25 - £24,000
- No 27 - £21,000

The small business non-domestic rating multiplier for 2026 / 2027 is 43.2 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 pay their own legal costs.

EPC



VIEWING

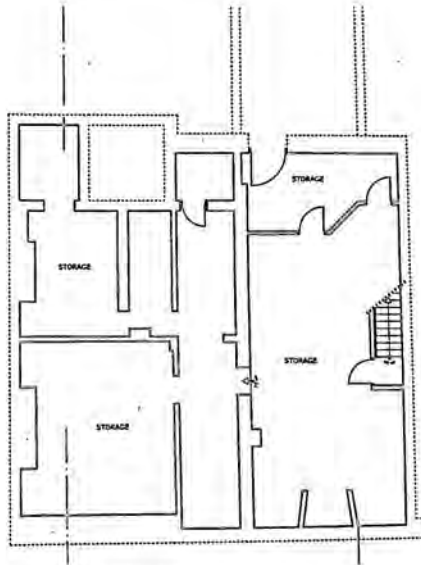
Strictly by prior appointment with the sole agent:

Bracketts Tel: 01892 533733
Darrell Barber MRICS
Mobile: 07739 535468
Email: darrell@bracketts.co.uk

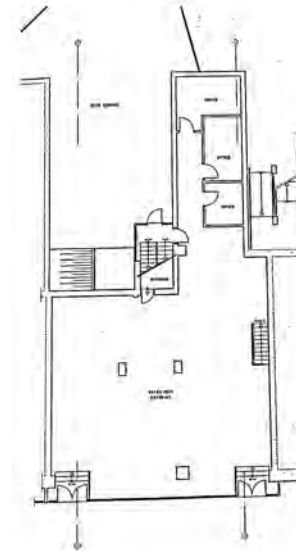


Subject to contract, receipt of satisfactory references & completion of anti-money laundering due diligence. Freehold - subject to proof of funds.
10.09.26/DB

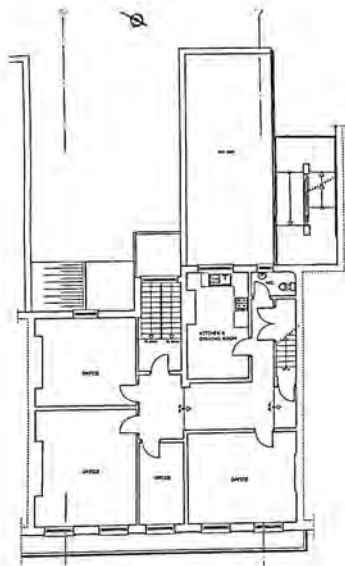




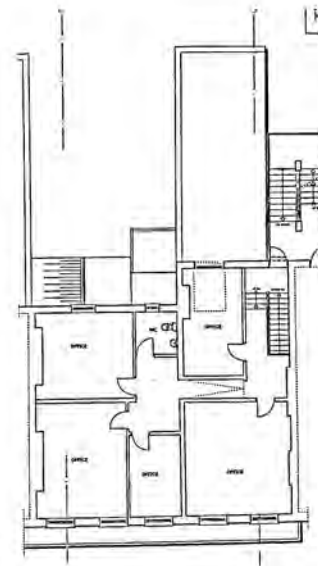
Existing Lower Ground Floor
Indicative only - Not to scale



Existing Ground Floor
Indicative only - Not to scale



Existing First Floor
Indicative only - Not to scale



Existing Second Floor
Indicative only - Not to scale

25-27 Grosvenor Road, Tunbridge Wells, Kent TN1 2AJ



created on **edozo**

Plotted Scale - 1:1,250

Red shading indicative only