



TO LET

TO LET - Prominent Town Centre Retail Premises
GF Approx. 973ft² [90.4m²] LGF Approx. 535ft² [49.7m²]*
60 Mount Pleasant Road, Tunbridge Wells, TN1 1RB

When experience counts... **bracketts** est. 1828

TO LET

**PROMINENT TOWN CENTRE
RETAIL PREMISES**

**GF - APPROX. 973 FT² [90.4 M²]
LGF - APPROX. 535 FT² [49.7 M²]***

**60 MOUNT PLEASANT ROAD
TUNBRIDGE WELLS
KENT
TNI IRJ**



27/29 High Street
Tunbridge Wells
Kent

TNI IUU

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 eastern side of Mount Pleasant Road. Nearby retailers include Closs & Hamblin, Jigsaw, Arlo & Jacob, Lloyds Bank and Biggie Best together with food and drink operators including Pho and Wagamama.

DESCRIPTION

Prominent town centre retail premises arranged over ground and lower ground floors.

ACCOMMODATION

Ground Floor:

Retail Sales NIA Approx. 835 ft² [77.6 m²]
Rear Stores NIA Approx. 138 ft² [12.8 m²]
Accessible WC

Lower Ground Floor:

Main Stores NIA Approx. 441 ft² [41.0 m²]*
Rear Stores NIA Approx. 39 ft² [3.6 m²]*
Stores NIA Approx. 55 ft² [5.1 m²]*

TOTAL NIA Approx. 1,508 ft² [140.1 m²]

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 premises are available by way of a new effective full repairing and insuring lease for a term to be agreed. The Landlord operates a service charge in respect of common and shared items.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded.

GUIDE RENT

£40,000 per annum exclusive - payable quarterly in advance on the usual quarter days.

The rent is exclusive of business rates, buildings insurance, service charge, 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.

BUSINESS RATES

To be assessed - enquiries of the VOA website indicate that the property is not currently assessed for Business Rates.

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.

VIEWING

Strictly by prior appointment with the sole letting agent:

Bracketts Tel: 01892 533733

Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



*including any areas with restricted head height <1.5m

SUBJECT TO CONTRACT, RECEIPT OF SATISFACTORY REFERENCES & COMPLETION OF ANTI-MONEY LAUNDERING DUE DILIGENCE.

22.06.26/DB



Ground Floor



Ground Floor



Ground Floor



Lower Ground Floor

60 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RB

