



TO LET - Prominent High Street Premises
NIA Approx. 1,267ft² [117.7m²]
45 High Street, Tunbridge Wells, Kent TN1 1XL

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

TO LET

HIGH STREET PREMISES

GF NIA APPROX. 855FT² [79.4M²]

LGF NIA APPROX. 412FT² [38.2M²]

**45 HIGH STREET
TUNBRIDGE WELLS**

KENT

TNI IXL



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Tunbridge Wells
Kent
TNI IUU

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Also at 132 High Street, Tonbridge, Kent

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Energy performance certificate (EPC)

NETAL UNIT 45 High Street TUNBRIDGE WELLS TN1 1UU	Energy rating D	Valid until 31 January 2027
Certificate number 1474-1020-7720-1100-6002		

Property type: B1 Offices and Workshop businesses
Total floor area: 132 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:
If newly built: **B B**
If typical of the existing stock: **B B**

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 occupies a prominent position on the eastern side of the historic High Street approximately 300 Metres from Tunbridge Wells main line station.

Nearby occupiers include Sweaty Betty, Savills, Knight Frank, Seasalt, Anthropologie, Oska, The Ivy, Mint Velvet, Tom Howley, Gails and Neatsmith

DESCRIPTION

Prominent retail premises arranged over ground, raised ground and lower ground floors. The premises are currently used as an art gallery.

Ground Floor

Retail Sales (RHS) approx. 148ft² [13.7m²]

Retail Sales (LHS) approx. 154ft² [14.3m²]

Raised Ground Floor

Retail Sales approx. 536ft² [49.7m²]

Display Areas approx. 17ft² [1.5m²]

WC

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

Sales approx. 167ft² [15.5m²]

Stores approx. 185ft² [17.1m²]

Kitchen approx. 60ft² [5.5m²]

WC

Total NIA approx. 1,267ft² [117.7m²]

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.

GUIDE RENT

£38,000 per annum exclusive.

The rent is to be paid quarterly in advance on the usual quarter days.

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

VAT

Payable if applicable - we are advised that the Landlord does not currently charge VAT.

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 is described as "Shop and premises" and has a Rateable Value of £31,000.

The small business rate 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.

SERVICE CHARGE

The landlord operates a service charge in connection with common and shared items. Further information available upon request.

LEGAL COSTS

Each party to pay its own costs.

VIEWING

Strictly by prior appointment with the sole agent Bracketts.

Contact: Darrell Barber MRICS

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SUBJECT TO CONTRACT, VACANT POSSESSION / SIMULTANEOUS BACK TO BACK SURRENDER OF EXISTING LEASE AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

WITHOUT PREJUDICE TO EXISTING LEASE.

SUBJECT TO AML DUE DILIGENCE.

29.06.26 .DB

