

TO LET



TO LET - Double Fronted Retail Unit  
GF Sales Approx. 450ft<sup>2</sup> [41.8M<sup>2</sup>] LGF Approx. 316ft<sup>2</sup> [29.3M<sup>2</sup>]  
10-12 Chapel Place, Tunbridge Wells, Kent TN1 1YQ

When experience counts...

est. 1828  
**bracketts**

**TO LET  
DOUBLE FRONTED  
RETAIL UNIT**

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LGF NIA APPROX. 316FT<sup>2</sup> [29.3M<sup>2</sup>]**

**GUIDE RENT £22,000 PAX**

**10-12 CHAPEL PLACE  
TUNBRIDGE WELLS  
KENT  
TN1 1YQ**



27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

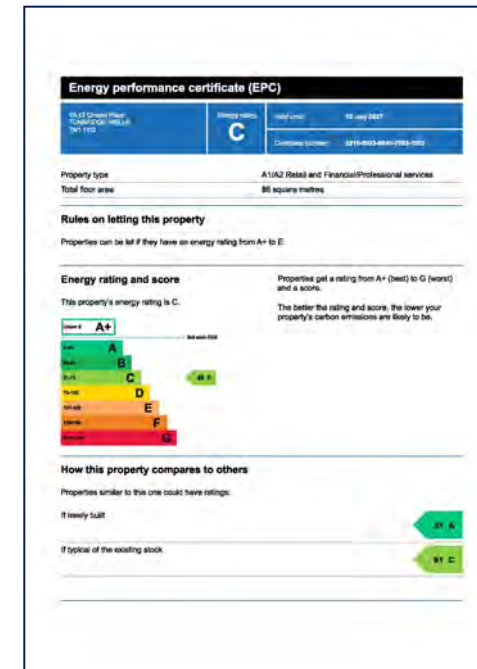
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E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://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 property is situated on the western side of Chapel Place approximately 500 metres South of Tunbridge Wells mainline station and close to both the High Street and historic Pantiles.

Chapel Place provides a distinctive pedestrianised shopping environment set amongst historic buildings. It is a focal point for specialist and independent retailers.

## DESCRIPTION

Double fronted town centre shop arranged over ground and lower ground floors.

## ACCOMMODATION

### Ground Floor:

Retail Area 1 approx. 204ft<sup>2</sup> [18.9m<sup>2</sup>]  
Retail Area 2 approx. 246ft<sup>2</sup> [22.8m<sup>2</sup>]

### Lower Ground Floor:

Stores / Office approx. 316ft<sup>2</sup> [29.3m<sup>2</sup>]  
WC

## 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

£22,000 per annum exclusive.

Rent payable quarterly in advance.

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 Valuation Office Agency website indicate that the property has a Rateable Value of £20,750.

The small business rate multiplier for 2026/2027 is 43.2 pence in the £.

Any Interested parties are strongly advised to verify this information with the Local Rating Authority.

## LEGAL COSTS

Each party to pay their own legal costs incurred in connection with the transaction save that the proposed tenant will be required to provide a legal undertaking to pay any abortive legal costs incurred by the landlord.

## VIEWING

Strictly by prior appointment with the sole agent:

**Bracketts**

Tel: 01892 533733

Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



WITHOUT PREJUDICE TO EXISTING LEASE.

SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

23.04.26/DB

### 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.



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