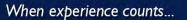


TO LET - Workshop - GIA Approx. 444ft² [41.2m²] Unit 5, The Yard, 2a Speldhurst Road, Southborough, Tunbridge Wells, Kent TN4 0DP





TO LET

WORKSHOP GIA APPROX. 444FT² [41.2M²]

UNIT 5 THE YARD 2A SPELDHURST ROAD SOUTHBOROUGH TUNBRIDGE WELLS KENT TN4 0DP



27/29 High Street Tunbridge Wells Kent TNI IUU Tel: (01892) 533733 Fax: (01892) 512201 E-mail: tunbridgewells@bracketts.co.uk www.bracketts.co.uk Also at 132 High Street, Tonbridge, Kent Tel: (01732) 350503





Energy performance certificate (EPC)			
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Property type		Offices and Workshop Businesses	
Total floor area		218 square metres	
Rules on letting this property		10 E.	
Energy rating and score		Properties ge and a score.	t a nating from A+ (pest) to G (worst)
his property's energy rating is D.		and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
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How this property compares t	o others		
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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 in Southborough approximately 3 miles north of the town centre. The Yard is accessed off Speldhurst Road close to its intersection with the A26 London Road.

DESCRIPTION

A self-contained workshop with 2 car parking spaces.

The unit benefits from a right to use a communal kitchen and WC facility within the scheme.

ACCOMMODATION

Unit 5:

Workshop - Approx. 444ft² [41.2m²]

Communal kitchen and WC

2 car parking spaces (not designated)

Important Notice:

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

£650 per calendar month.

The rent is inclusive of electricity, lighting, water and waste, but exclusive of building insurance, service charge, business rates, telecoms and any other outgoings.

VAT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Workshop and premises" with a Rateable Value of £3,500. The small business rates multiplier for 2024/2025 is 49.9 pence in the \pounds .

Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rates relief.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for 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: <u>darrell@bracketts.co.uk</u>



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

REV 24.03.25.DB

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