



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

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

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

TN1 1UU

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



Communal/Shared Facilities

Energy performance certificate (EPC)		
Property type	2A Speldhurst Road	Energy rating
Total floor area	216 square metres	Score
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		
If typical of the existing stock		

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:

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 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 £.

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: darrell@bracketts.co.uk



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

REV 24.03.25.DB

