

TO LET - Town Centre Offices with Parking Total NIA Approx. 2,409ft<sup>2</sup>[223.7m<sup>2</sup>] - May Let Separately 4 & 6 Dudley Road, Tunbridge Wells TN1 ILF

When experience counts...



#### TO LET

## TOWN CENTRE OFFICES WITH PARKING [MAY LET SEPARATELY]

NO.4 NIA APPROX. 1,289FT<sup>2</sup> [119.7M<sup>2</sup>] NO.6 NIA APPROX. 1,120FT<sup>2</sup> [104.0M<sup>2</sup>]

# 4 & 6 DUDLEY ROAD TUNBRIDGE WELLS KENT TNI ILE

### bracketts

27/29 High Street Tunbridge Wells Kent TNI IUU

Tel: (01892) 533733

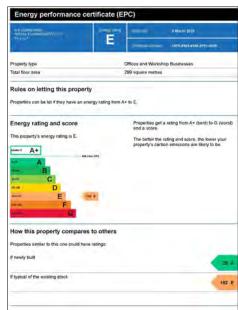
E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent Tel: (01732) 350503







#### LOCATION / SITUATION

Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London with a resident population of around 100,000 people.

The property is situated in the heart of Tunbridge Wells on Dudley Road close to its junction with Mount Pleasant Road.

#### **DESCRIPTION**

Two adjoining office buildings with a surfaced car park to the rear (accessed off Mount Pleasant Road).

#### **ACCOMMODATION**

#### **4 Dudley Road**

Ground Floor 4 rooms & tea point

NIA approx. 591ft<sup>2</sup> [54.9m<sup>2</sup>]

First Floor 4 rooms & 2 WCs

NIA approx. 552ft<sup>2</sup> [51.2m<sup>2</sup>]

Basement Stores

NIA approx. 146ft<sup>2</sup> [13.5m<sup>2</sup>]

#### **6 Dudley Road**

Ground Floor 4 rooms & WC

NIA approx. 570ft<sup>2</sup> [52.9m<sup>2</sup>]

First Floor 4 rooms, store & WC

NIA approx. 550ft<sup>2</sup> [51.20<sup>2</sup>]

Surfaced car park - 5/6 cars (with some blocking)

#### **LEASE**

The premises are available by way of a new 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**

£45,000 per annum exclusive.

Rent payable quarterly in advance by direct bank transfer on the usual quarter days.

Our client may consider proposals to lease nos. 4 & 6 separately.

#### **VAT**

We are advised that the rent will not attract 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 properties are described as 'Offices and premises' with a Rateable Value of £16,250 for No. 4 and a Rateable Value of £15,500 for No. 6.

The Standard non-domestic rating multiplier for 2024/2025 is 54.6 pence in the  $\pounds$ .

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

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs save that the ingoing Tenant will be required to provide an undertaking for any abortive costs incurred by the Landlord.

#### **VIEWING**

Strictly by prior appointment with the sole letting agent: **Bracketts**: 01892 533733

Darrell Barber MRICS
darrell@bracketts.co.uk
M: 07739535468



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

11.03.25. 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.







