

# BROADLANDS

Commercial Property Agents

## 01892 512422

[www.broadlands.co.uk](http://www.broadlands.co.uk)

**PRIME RETAIL PREMISES**

**TO LET**

**TUNBRIDGE WELLS**



**Address:** 6 High Street Tunbridge Wells TN1 1UX

**Location:** The property is situated in the affluent town of Tunbridge Wells. The shop is located in a prime position in the High Street adjacent to Tunbridge Wells Station.

Nearby retailers include :Farrow & Ball, Sweaty Betty, Mappin and Webb and The White Company.

52 High Street, Tunbridge Wells, Kent, TN1 1XF

**Commercial Property Agents**

Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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**Description and  
Accommodation:**

Attractive shop unit with central entrance door and access at the rear for servicing/deliveries.

The property enjoys extensive basement and storage with additional upper floor accommodation for office and storage purposes.

The property provides the following accommodation and dimensions:

Gross Frontage	17' 6" (5.4m)
Internal Width	15' 7" (4.76m)
Shop Depth	41' 6" (12.63m)
Retail Area	578 sq ft (53.67 sq m)
Retail Area ITZA	447 sq ft (41.53 sq m)
Basement Storage	700 sq ft (65 sq m)
First floor Storage, Kitchen and WC	338 sq ft (31.4 sq m)
Second Floor Storage	398 sq ft (37 sq m)

**Lease:**

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The lease to be excluded from the security of tenure provisions of the Landlord and Tenants Act 1954 (as amended).

**Rent:**

**£40,000** per annum exclusive. Rent to be paid Quarterly in advance by Standing Order.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Rates:**

We have been verbally informed by Tunbridge Wells Borough Council that the property has a current rateable value of £32,750. Interested parties are advised to make their enquiries to TWBC.01892 526121

**EPC:**

Current EPC attached.

**Viewing:**

Strictly by appointment through the Agents:-

**BROADLANDS COMMERCIAL PROPERTY AGENTS**

**01892-512422**

**Email: [shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)**

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## Energy Performance Certificate

Non-Domestic Building



Audio T  
6 High Street  
TUNBRIDGE WELLS  
TN1 1UX

Certificate Reference Number:  
0750-9906-0392-9070-4000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 193

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 244  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 153.92

### Benchmarks

Buildings similar to this one could have rating as follows:

30 If newly built

79 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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