



**The Angell
Building
64 High Street
Tonbridge
TN9 1EH**

All Enquiries

**1,200 sq ft
of Retail
Accommodation
and 1,885 sq ft of
Office / Residential**

PROMINENT A1 RETAIL PREMISES POTENTIALLY SUITABLE FOR A2/A3/A4 USES, SUBJECT TO PLANNING CONSENT. EARLY EXPRESSIONS OF INTEREST SOUGHT PRIOR TO COMMENCEMENT OF REFURBISHMENT.

Location

The retail unit is prominently situated on the corner of the High Street and Bradford Street, directly adjacent to Choice. Other notable retailers in close proximity include WH Smith, The Basil Cafe, Toni & Guy and Café Nero. The Pavilion and Angel Walk shopping centres, Waitrose and Sainsbury's are situated close by. Parking is available at the adjacent car park.

A GOAD plan showing a fuller range of tenants and the exact location is shown on page 3.

Description

The retail unit is presently arranged across the level ground floor. Step free access is via the front single door.

There is prominent glazing to both the High Street and Bradford Street. Additional retail/ancillary space on the first floor of building is available, subject to negotiation.

Measured Areas

The Retail accommodation comprises a total area of approximately 1,200 square feet (111.48 square metres) net internal area. The remainder of the property comprises offices/residential.

Planning and Alterations

The current Use Class is for A1 Retail. The landlord is receptive to changes of use to A2/A3/A4.

For further discussion on this please contact our integrated planning specialists, Howard Sharp and Partners, telephone 0207 222 4402 or 01732 456888.

EPC

The property is presently rated within Band D.

Rateable Value

The rateable value is presently £25,648.

Terms

Upon application.

VAT

The property is not presently elected for VAT, but prospective occupiers are advised to note that this will be subject to change.

Existing Floor Areas

Ground Floor Sales – 1185 sq ft (110 sq m)
First Floor Office – 752 sq ft (69.86 sq m)
Second Floor Office – 592 sq ft (55 sq m)
Third Floor Flat – 541 sq ft (50.26 sq m)

Legal costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment through the Vendor's agents:

Will Kauffman

020 7222 4402 / 07799 148 740
will@ibbettmosely.co.uk

Existing Floor Plans

