

**ATTRACTIVE SELF-CONTAINED
PERIOD OFFICE BUILDING**

TO LET

Approximately 1,518 sq.ft / 141.08 sq. m



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**The Middle House
High Street
Wadhurst
East Sussex
TN5 6AG**



132 High Street
Tonbridge
Kent
TN9 1BB

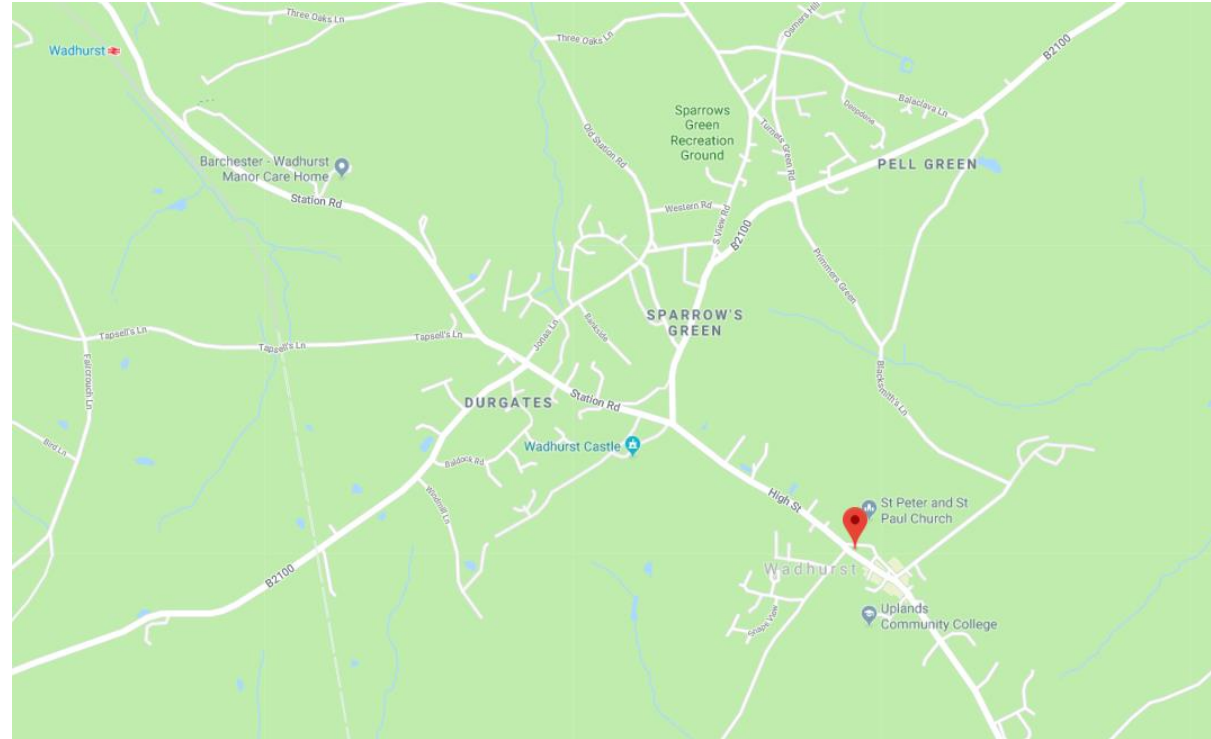
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E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



EPC – TBC

LOCATION

The property is situated in the centre of the village of Wadhurst with the High Street offering a range of shops including a supermarket, family butchers, chemist, delicatessen and various other local shops.

Nearby is the main secondary school, Uplands, and also close by are various nursery schools and primaries. Wadhurst is around 6 miles from Tunbridge Wells to the north and is surrounded by attractive countryside and the village is in an Area of Outstanding Natural Beauty.

Wadhurst Station is around 1.25 miles and Frant 2.9 miles. Services to London Bridge Station and Charing Cross Station from Wadhurst Station take approx. 53 minutes and 64 minutes respectively.

DESCRIPTION

The building comprises a period mid-terrace property over ground and first floors. The principal entrance is situated on the High Street. The ground floor comprises four separate office rooms, a large kitchen and WC. A small courtyard is located to the rear of the property. The split-level first floor includes three office rooms and a bathroom with shower.

ACCOMMODATION

The approximate Net Internal Floor (NIA) areas are:

Floor	Sq. Ft.	Sq. M
Ground	791	73.50
First	727	67.58
Total	1,518	141.08

SPECIFICATION

- Airconditioning
- Perimeter Trunking
- Attractive period features
- Courtyard garden
- Central Wadhurst location
- Near to free public parking
- Large kitchen
- Bathroom with shower

TERMS

Available to be let by way of a new full repairing and insuring lease for a term by arrangement at **£20,000** per annum payable quarterly in advance. Please note that the property is not elected for VAT.

BUSINESS RATES

From the VOA website the property has a description of "Office and Premises" with a current rateable value of £13,500. It is understood the current UBR for 2018/2019 is 49.3p in the £.

LEGAL COSTS

Each party to bear their own costs.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease

VIEWING

Strictly by appointment through sole agents **Bracketts – 01732 350503.**

Contact:

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January 2019

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