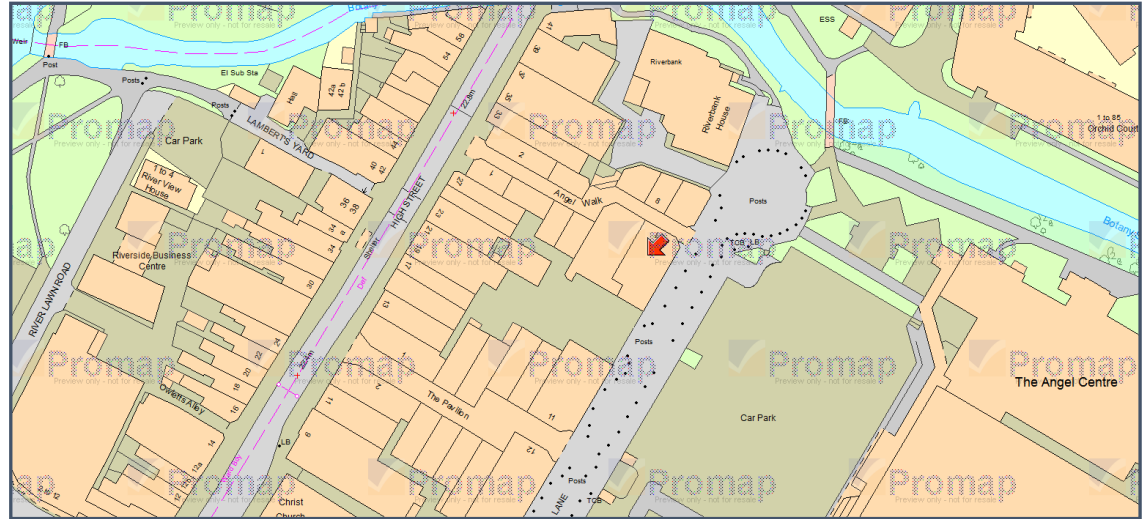


TO LET RETAIL UNIT



TO LET

RETAIL UNIT 5 ANGEL WALK TONBRIDGE KENT TN9 1TJ



132 High Street
Tonbridge
Kent TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

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

Tel: (01892) 533733

LOCATION

The unit occupies a prominent position at the entrance to Angel Walk Shopping Centre, facing Angel Lane with Sainsburys and Beales Department Store beyond. The centre runs between the High Street and the Sainsburys/Beales complex to the east of the High Street. There is a large surface car park providing approximately 290 car spaces.

Nearby occupiers include Millets, Superdrug, Timpson, WH Smith and Holland & Barrett.

DESCRIPTION

The unit is over both ground and first floors with a glazed frontage onto Angel Walk and Angel Lane. There is a rear loading door and a goods lift to the first floor (not tested).

Unit 5 has the following approx. dimensions and net internal floor areas:-

Internal Width	35' 6	[10.82 m]
Max Shop Depth	56'	[17.08m]

Ground Floor Sales	1975 sq ft [183.46sq m]
Ground & First Floor Ancillary	763 sq ft [70.86 sq m]

WC's are at First Floor Level.

TERMS

To be let by way of a new lease on effective full repairing and insuring terms.

Rent on application. Rent will be payable quarterly in advance, plus VAT.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates at a Rateable Value of £36,250 UBR 2017/2018 is 49.3 pence in the £.

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.

ENERGY PERFORMANCE CERTIFICATE

Awaited

VIEWING

Strictly by appointment through joint agents

Bracketts:

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Jeffrey Moys

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John Giblin

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Or

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Important Notice:

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