

NEWLY REFURBISHED
RETAIL & TAKEAWAY
UNITS AVAILABLE
SUMMER 2023



est. 1828
bracketts

RAILWAY APPROACH TONBRIDGE, TN9 2RQ

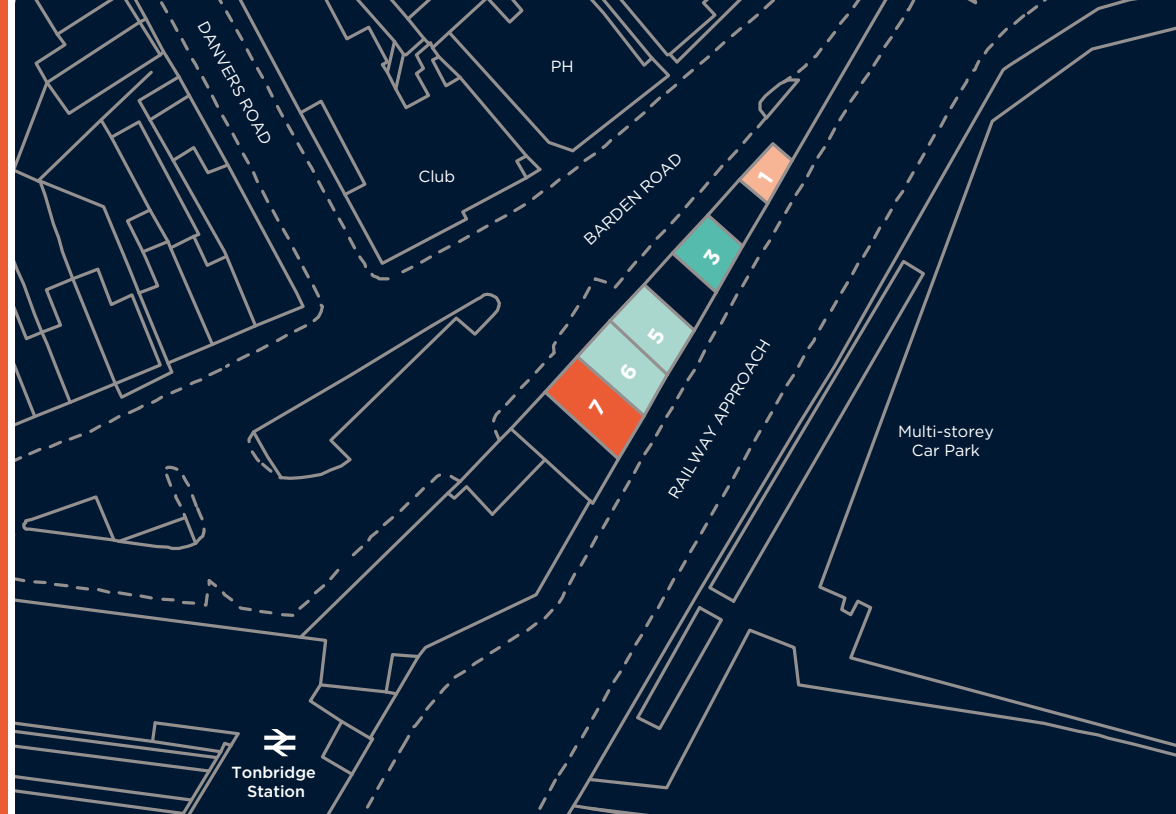
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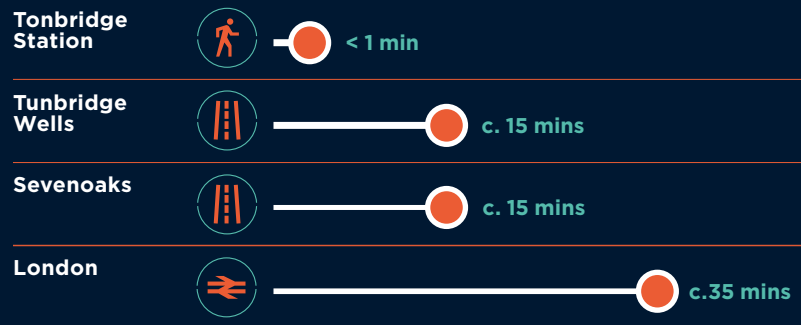
LOCATION

RAILWAY APPROACH IS SITUATED DIRECTLY BETWEEN TONBRIDGE MAINLINE STATION AND THE TOWN'S COMMERCIAL AREA.

The parade is within 50 metres of Tonbridge Mainline Station which provides a fast and frequent train service to central London stations, with a maximum journey time of around 35 minutes.



TRAVEL TIMES

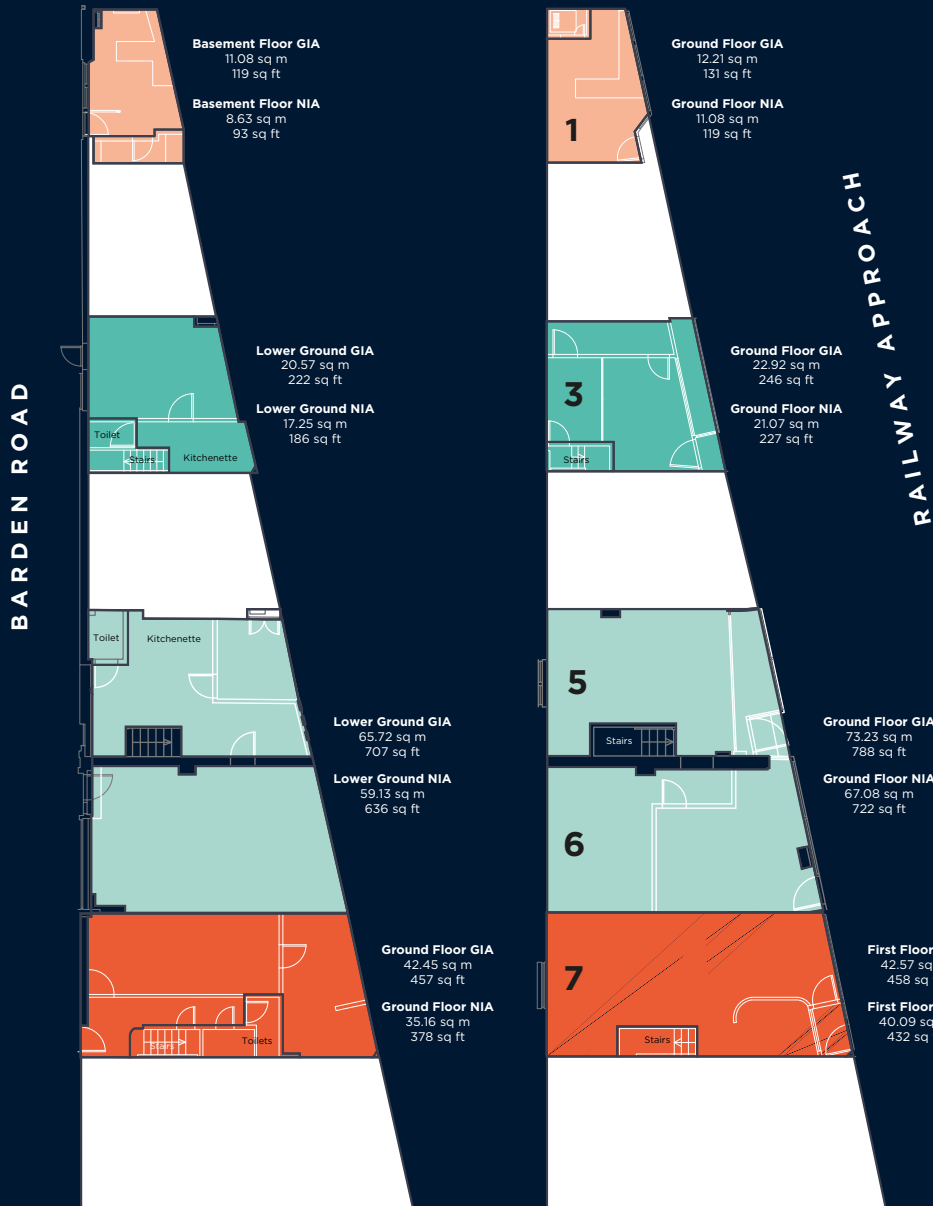


DESCRIPTION

THE FOUR REFURBISHED UNITS ARE A MIX OF RETAIL AND TAKEAWAY, WITH FULLY GLAZED FRONTAGES AT GROUND FLOOR LEVEL.

Access to the front is via Railway Approach with access to the lower ground floor via Barden Road. The full parade comprises 8 mixed use units. Surrounding occupiers include Lidl, Arriva kent, Pizza GoGo, and Railway Groceries.

ACCOMMODATION



DESCRIPTION	NIA SQ FT	NIA SQ M
UNIT 1	221	20.56
UNIT 3	438	40.71
UNIT 5/6	1,365	126.79
UNIT 7	757	70.32
TOTAL	2,781	258.38

SPECIFICATION



**Newly
refurbished**



**Electric
supply**



**WC
facilities**



**Glazed
frontage**



**Town central
location**



**Available
Summer
2023**

RENT

Unit 1	£7,000 pa
Unit 3	£12,000 pa
Unit 5	£28,000 pa
Unit 7	£20,000 pa

PLANNING

E Class, suitable for retail and takeaway usages.

EPC

To be confirmed once complete.

BUSINESS RATES

According to the VOA website, the units are described as 'Shop & premises' with a rateable value of:

Unit 1	£2,850
Unit 3	£TBC
Unit 5/6	£22,500
Unit 7	£6,900

The UBR for 2022/23 is 49.9p in the £.

SERVICE CHARGE

Fair proportion (£0 pa as of March 2023).

TERMS

The units are available on a new fully repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term to be agreed.

VIEWING

For further information about the building or to arrange a viewing please contact the agent.

FURTHER INFORMATION

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MISREPRESENTATION ACT 1967. You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor, or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.lettingbusinesspremises.co.uk

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form any part of any contract. Bracketts and its employees have no authority to make any representation or give any warranty in relation to this property (March 2023).

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