

# RETAIL TO LET

## 2578 sqft – Restaurant / class E

Tonbridge, Kent – 12A - 14 High Street, TN9 1EJ.



- Prime location
- Former QSR
- Substantial frontage
- Class E
- No premium
- New lease

### LOCATION

The premises are located in a strong trading location on the busy High Street close to Tonbridge station.

### NEARBY OCCUPIERS

Boots, New Look, Greggs, Morrisons, Dominos Pizza, Caffe Nero, Specsavers, Sainsbury, Card factory and Ian Chatfield Butcher.

### ACCOMMODATION

The premises are a former QSR restaurant and are arranged on ground floor only. The property provides a large ground floor unit extending to the following approximate areas and dimensions:-

Internal width	45'3"	13.18 m
GF area	2578 sqft	239.5 sqm

The Landlord may consider dividing the premises to provide two smaller units.

Plans are available on request.

The premises benefit from Three phase power and a commercial gas connection together with rear access and a loading door.

### CONTACT

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### LEASE TERMS

The premises are available by way of a new effective FRI lease for a term to be agreed with 5 yearly upward only rent reviews.

### RENT

£60,000 pax

### VAT

The building is elected for VAT which will be charged.

### BUSINESS RATES

RV £64,000

### USE

Use Class E

### EPC

Energy rating B.

### TIMING

Subject to vacant possession. The tenant has closed and an administrator is appointed.

### LEGAL COSTS

Each party to be responsible for their own costs.

Subject to Contract.

Tonbridge 12A-14 High Street

