



# 19 HIGH STREET, TUNBRIDGE WELLS, KENT TN1 1UT

Confidentially Available - Class A1/E Lease For Sale

Prime Unit Adjacent to Gails Bakery

On behalf of the Watches of Switzerland Group

1,007 sq ft – 1,090 sq ft



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## LOCATION

The property is situated in an excellent trading location in a prime location in the centre of the High Street adjacent to Gails Bakery and opposite David Clulow and The White Company.

Retailers in Close proximity include Mint Velvet, Sweaty Betty, Space NK, Anthropologie, The Ivy Café, Seasalt, Farrow & Ball, Castle Fine Art, CP Hart, Suzie Watson Designs and Martin Moore Kitchens alongside a number of established leading estate agents.

## TENURE

The premises are held on an effectively full repairing and insuring lease for a term of 15 years expiring 23 May 2031 being inside the Landlord and Tenant Act 1954 Part II.

## TENURE

There is a tenant only break option 23 May 2026 on 6 months' notice.

## RENT

£40,000 pax subject to an upward only rent review effective 24 May 2026.

## PREMIUM

Offers invited for this valuable leasehold interest.

## ACCOMMODATION

The premises are arranged over ground and 1<sup>st</sup> floors with the following approximate floor areas:

Ground Floor Sales	830 Sq Ft	77.11 Sq M
Ground Floor Ancillary	177 Sq Ft	16.44 Sq M
1 <sup>st</sup> Floor Ancillary	83 Sq Ft	7.71 Sq M
<b>Total</b>	<b>1,090 Sq Ft</b>	<b>101.26 Sq M</b>

## RATES (2024/25)

Rateable value:	£36,000
Rates payable (UBR multiplier: £0.499):	£17,694

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2024 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority.

## EPC

An EPC will be made available upon request.

## LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

## EPC

Available upon request.

## VAT

VAT will be charged at the appropriate rate, if applicable

## VIEWING

By appointment with sole agents Stephen Kane & Company.  
Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk)

## CONTACT

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## AML

Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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