

01732 355639

TO LET

SELF CONTAINED BUSINESS PREMISES
Retail or office use

33 QUARRY HILL ROAD
TONBRIDGE
KENT TN9 2RS



865 Sq ft total approx.

Rent £9,000 pa exc.

- LOCATION** The property is located on the east side of the first section of the road, approximately a quarter of a mile from the Tonbridge railway station, close to the junction of Quarry Hill Road (A 26) with the Pembury Road (A2014). The main shopping centre is located a short distance away with food and entertainment outlets located nearby. There are a number of secondary schools in the area so there is a good footfall past the property.
- DESCRIPTION** **33 Quarry Hill Road** is a versatile ground floor lock up shop or business unit with a good window frontage to the main road. Accommodation consists of the main showroom, storeroom, kitchen and rear workspace with barred windows. It is in reasonable condition and will be decorated. The first floor space is for residential purposes and is not included in the letting. The unit would be suitable for a variety of uses, subject to planning.
- FEATURES** Car parking in front of unit
Barred windows at rear
Toilet
Fitted Kitchen area
Prospective tenants are advised that the Landlords Fixtures and Fittings within the premises have not been tested
- Fitted carpets
Lots of electrical and telephone sockets
Gas central heating
- SERVICES** Mains water, electricity, gas and drainage are all available at the property.
- TENURE** The property is offered for a term of up to three (3) years on a full repairing and insuring lease on normal commercial terms, outside the security provisions of the Landlord and Tenant Act.
- RENT DEPOSIT** A three month returnable deposit will be paid on signing the lease.

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Edward Prentice Limited Conditions under which Particulars are issued

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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3. No person in the employment of Edward Prentice Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
4. All rentals and prices are quoted exclusive of VAT.

**33 QUARRY HILL ROAD,
TONBRIDGE, KENT TN9 2RS**

- VAT** The property is not subject to VAT, but the landlord reserves the right to alter this and charge VAT at a later date.
- RATES** The Rateable Value is £ 6,300. The occupant will be responsible for the payment of the business rates for the unit.
The UBR for the year 2009/10 are at 48.5p in the pound of Rateable Value. Small business rate relief may be available from this figure.
- INSURANCE** The tenant will contribute a varying amount of approximately £46 0 pa to the cost of the building insurance.
- POSSESSION** Upon completion of the necessary documentation.
- VIEWING** **STRICTLY BY APPOINTMENT THROUGH EDWARD PRENTICE on 01732 2355639**