



chartered surveyors  
and property consultants

Office 2 • The Institute • High Street • Wadhurst • East Sussex TN5 6DN

**Office To Let – 323 sq ft (30sq m)**





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and property consultants**

## COMMERCIAL

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### Location

The popular market town of Wadhurst lies approximately 5 miles south of Tunbridge Wells. The town serves a wide hinterland and has the benefit of a mainline train station providing regular services to London stations and as such the town is popular with commuters as a result. The Institute is situated in the middle of the village, next door to The White Hart Pub. The High Street is the principal thoroughfare.

### Description

The office is on the first floor of an attractive Grade II listed building and overlooks the High Street. There are communal WC facilities and a shared kitchen at the end of the hall.

### Floor Area

The office has the following net internal floor area:  
Office – 323 sq ft (30 sq m)

### Tenure

Leasehold

### Rent

A rent of **£4,500** per annum is being sought.  
Rent to be paid quarterly in advance.  
The rent is to be increased annually in line with the Retail Price Index.

### Terms

A new lease is available by arrangement.  
There is to be a mutual option to determine the lease on providing 6 months' notice.  
A rent deposit of £1125 will be required.  
The lease is to be contracted outside the security of tenure provisions of The Landlord & Tenant Act 1954 part II.

### Service Charge

The landlord will cover the costs of repair, maintenance and building insurance.  
The tenant to be responsible for the repair and maintenance of the interior of the office.  
Utilities to be charged to the tenant and to be calculated on a pro rata basis.

### Business Rates

The tenant is to be responsible for any rates liability, however we anticipate that there will be no liability in this respect, as Small Business Rates Relief should apply.  
We would ask all interested parties to confirm this directly with the local authority.

### Legal Costs

The ingoing tenant is to be responsible for the landlord's legal costs in preparing the lease – estimated to be £1000 plus VAT.

### Viewings

Strictly by appointment through the sole letting agent's offices.

