

TO LET



TO LET - BUSINESS UNITS WITH PARKING

GIA UNIT 2A: 1,493ft² [138.7m²] PLUS MEZZ 806ft² [74.9m²] UNIT 2B: 790ft² [73.4m²]

HAMMONDS FARM, SMITHS LANE, GOUDHURST TN17 1EU

When experience counts...

est. 1828
bracketts

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BUSINESS UNITS
WITH PARKING**

**UNIT 2A:
GIA APPROX 1,493FT² [138.7M²]
PLUS MEZZANINES
GIA APPROX 806FT² [74.9M²]**

**UNIT 2B:
GIA APPROX. 790FT² [73.4M²]**

**HAMMONDS FARM
SMITHS LANE
GOUDHURST
CRANBROOK
KENT
TN17 1EU**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Library Photo

LOCATION / SITUATION

The property is located on the outskirts of Goudhurst approximately 10 miles east of Royal Tunbridge Wells, 13 miles south of Maidstone and 5 miles west of Cranbrook.

The property is situated approximately 0.8 miles north west of the village centre which includes a hotel, doctors surgery, convenience store, bakery, pharmacy, newsagents, hairdressers and a number of public houses.

From the A262 turn into Smiths Lane and follow for approx. 0.3 miles. Take a left at a grass triangle and follow for approx. 0.1 miles. Take a right fork and follow for approx. 0.1 miles.

DESCRIPTION

Air conditioned business units/workshop/store within a larger mixed use building in a picturesque rural location. The premises benefits from 3 phase power and full fibre to the building.

ACCOMMODATION

Unit 2A: GIA Approx. 1,493ft² [138.7m²]*
Mezzanine x 2 totalling Approx. 806ft² [74.9m²]*
Shared WC

Unit 2B: GIA Approx. 790ft² [73.4m²]*
WC

Car Parking - spaces to be confirmed

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

LEASE

The premises are available by way of a new Internal Repairing and Insuring Lease for a term to be agreed. The provisions of sections 24 – 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded.

GUIDE RENTS

Unit 2A: £12,000 per annum exclusive
Unit 2B: £5,500 per annum exclusive

Rent payable quarterly in advance on the usual quarter days. The rent is exclusive of buildings insurance, water, electric and telecoms.

VAT

We are advised that VAT will be applicable.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a deposit to be held throughout the term.

BUSINESS RATES

Enquiries of the VOA website indicate that Unit 2A has a Rateable Value of £13,000 from 01.04.26 and that Unit 2B has a Rateable Value of £6,400 from 01.04.26. Any interested party must rely on its own enquiries of the local rating authority.

The small business rate multiplier for 2026/2027 is 43.2 pence in the £.

LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment with the sole letting agent:

Bracketts Tel: 01892 533733
Darrell Barber MRICS
Mobile - 07739 535468
Email - darrell@bracketts.co.uk



* Floor areas provided by client - any interested applicant must rely upon own inspection and measurement.

SUBJECT TO CONTRACT, VACANT POSSESSION, PLANNING (IF REQUIRED) AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

