

13 Sayers Square Arcade

Sayers Lane, Tenterden, Kent TN30 6BW

 **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Situated in Attractive Shopping Parade
- Large Glazed Frontage
- Suitable for Various Uses Under Class E (to Include Retail, Surgery, Office & Leisure)

Business Unit

TO LET

54.2 m² (583 sq ft) approx.

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LOCATION

The property is located in Tenterden, a picturesque and affluent Wealden town, 10 miles southwest of Ashford and 15 miles south of Maidstone situated off the A28 which runs between Ashford and Hastings.

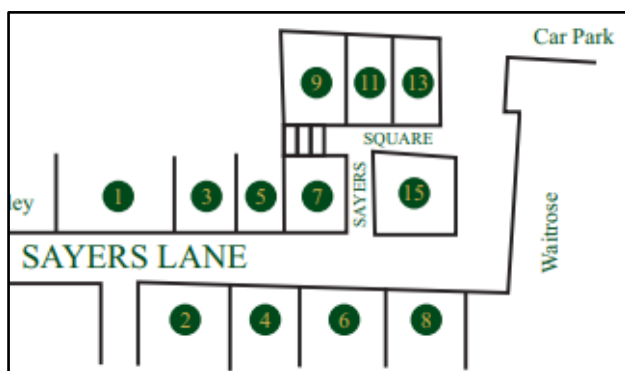
The property is situated within Sayers Square Arcade, an attractive shopping parade which connects the High Street and Waitrose Supermarket. Unit 13 being positioned to the rear entrance to the square.

DESCRIPTION

The property comprises a ground floor lock up unit arranged as an open sales area, having a large window display with return frontage.

It is finished to a modern specification having a painted and plastered finish, suspended ceiling incorporating modern LED lighting and laminate flooring.

The property has shared use of (tenant only) toilets located on the first floor of the parade. There is no water supply or drainage within the demise.



ACCOMMODATION

Having measured the property, we calculate it to have the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Open Sales	54.2	583

TERMS

The property is available to let by way of a new effective Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £13,000 per annum (exclusive of Service Charge, Business Rates and VAT).

SERVICE CHARGE

In addition to the rent there is a service charge payable for the maintenance and upkeep of the common parts. Electricity costs are sub-metered and re-charged through the service charge.

USE

It is anticipated that the property can be used for a variety of uses under Class E to include:

- Retail
- Office
- Surgery
- Clinic

Restaurant & Café, and A5 (Hot Food Takeaway) uses are not permitted.

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

BUSINESS RATES

The property has been assessed as follows:

Shop & Premises £7,200

LEGAL COSTS

The tenant will be liable to pay £250.00 plus VAT for the preparation of the short form lease.

VAT

The rent is subject to the payment of Value Added Tax (VAT) which is charged at the prevailing rate.

EPC

The property has been assessed with Band B (30).

1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any tenant must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

VIEWINGS

Strictly by prior appointment through sole agents:

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