

63A HIGH STREET, TENTERDEN,
KENT, TN30 6BD



SIBLEY PARES

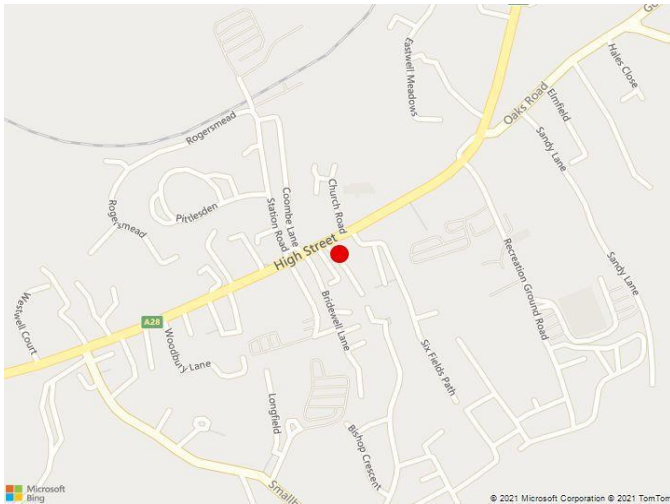
CHARTERED SURVEYORS & ESTATE AGENTS



- First and second floor premises to let with direct access from High Street
- Prime location in popular Wealden town
- £10,000 per annum
- Benefits from "E" planning use class, therefore, suitable for alternative uses such as medical, retail or clinical uses
- Newly refurbished, Grade II Listed property
- Adjacent to entrance to Bridewell Lane car park, and leads to Tesco's car park, therefore benefiting from excellent footfall

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Location

The property is located in Tenterden, a picturesque Wealden town with a prosperous catchment. It is situated 11 miles west of Ashford (M20 and International Passenger Station) and 22 miles east of Tunbridge Wells.

The property is situated to the middle of the High Street in the prime retail area of Tenterden, it is close to the White Lion Public House and located close to White Stuff, Waterstones and other well known retailers.

Description

First and second floor premises to let in prime location in popular Wealden town within a Grade II listed building. Benefits from "E" planning use class, therefore, suitable for alternative uses such as medical, retail, clinical or office uses, the property benefits from direct access from the High Street. The property has also been recently refurbished.

Accommodation

The property is a first floor premises with direct access from the high street and comprises commercial space, a kitchen area & WC.

Area	Sq Ft	Sq M
First Floor NIA	923	85.75
Second Floor NIA	303	28.13
Total NIA	1,226	113.89

EPC

E (125)

Rateable Value

RV £9,700 @ 49.9p in the £

Rates payable £4,840.30 for the year 2020/21

(May be applicable for small business rates relief, please contact the local authority for further information)

Rent

£10,000 Per Annum Exclusive

Terms

To take a new Full repairing lease by contribution to external maintenance fund, further details available on request.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.