

66 & 66A HIGH STREET,  
TENTERDEN, KENT, TN30 6AU

**SP** **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

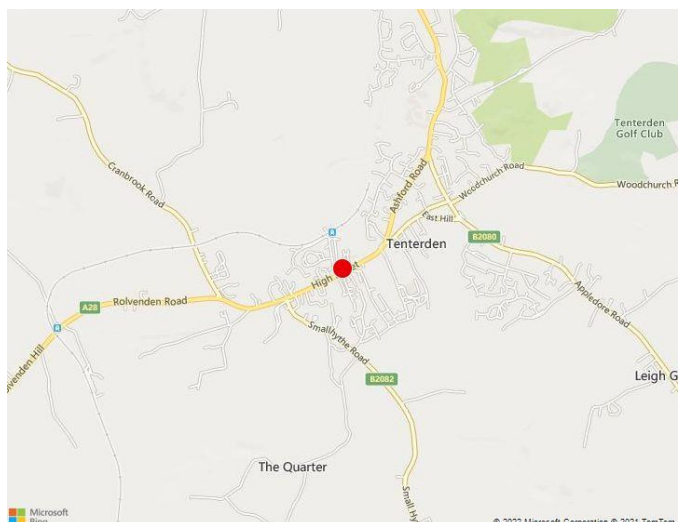


## FOR SALE – RETAIL UNIT IN PRIME LOCATION

- £475,000 For The Freehold
- Rare Opportunity To Acquire Freehold Of Prime Retail Unit
- Affluent Market Town Location
- Grade II Listed Property
- Suitable For a Variety of Business Uses.

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# 66 & 66A HIGH STREET, TENTERDEN, KENT, TN30 6AU



## 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 centre of the High Street in a prime retail pitch, opposite the White Lion Pub, and located close to Natwest, Waterstones, Webbs and other well known retailers.

## Description

Freehold For Sale - Grade II listed property comprising two prime high street ground floor retail units, benefitting from "E" planning use class, the upper floor two storey maisonette has been sold off on 999 year long leasehold.

## Accommodation

The property consists of two vacant ground floor retail units and opens into the front counter with ancillary kitchen space at the behind with a store area at the rear alongside WC. Ample public parking to the front.

Area	Sq m	Sq ft
66 High St	37.9	408
66a High St	84.26	907
<b>Total NIA</b>	<b>122.16</b>	<b>1,315</b>

## EPC

Awaited

## Rateable Value

### 66 High St

RV £11,500 @ 49.9p in the £

Rates payable £5,738.50 for the year 2022/23

### 66a High St

RV £20,000 @ 49.9p in the £

Rates payable £9,980 for the year 2022/23

*(Applicants are advised to make their own enquiries to verify this information.)*

## Terms

**Guide Price** - £475,000 for the Freehold

Both units available with vacant possession.

## 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.

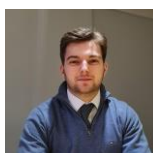
## Viewing

Strictly by prior appointment through the surveyors:



**Matthew Sadler**

matt.sadler@sibleypares.co.uk



**Thomas Langston**

thomas.langston@sibleypares.co.uk



**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.