

1B HIGH STREET, TENTERDEN,  
KENT, TN30 6BN

**SP** SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

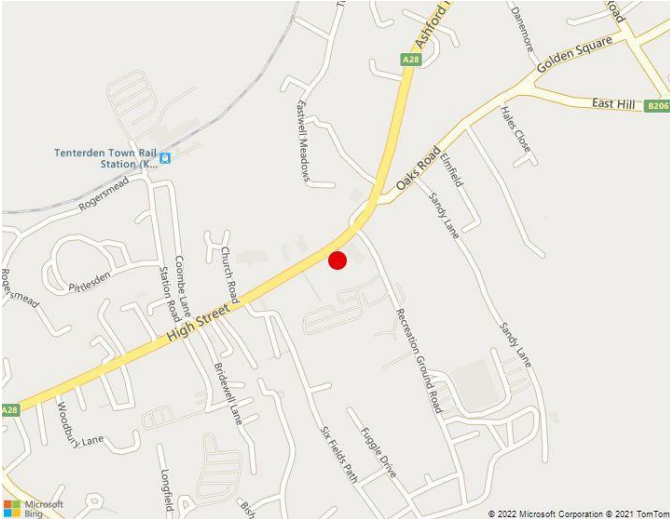


## TO LET – PRIME RETAIL UNIT IN AFFLUENT WEALDEN TOWN

- Benefits from "E" planning use class
- Located within prominent prime pitch next door to Cafe Nero and M & Co.
- Suitable for variety of business uses
- Price on application
- Former Phase Eight location

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## Rateable Value

RV £38,000 @ 49.9p in the £

Rates payable £18,952 for the year 2022/23

## Rent/Price

Price on application

## Terms

To take a new lease by negotiation.

## 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



**Matthew Sadler**

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## Location

The property is located on the southern side of Tenterden High Street at its corner with Recreation Ground Road in a prominent position within a prime pitch on Tenterden High Street. Tenterden is a popular affluent Market Town, 10 miles southwest of Ashford and 15 miles south of Maidstone situated on the A28 which runs between Ashford and Hastings. Retailers nearby include Cafe Nero, M & Co, Boots, Fatface and other national and independent retailers.

## Description

To Let - Prime Retail Unit in Affluent Wealden Town

## Accommodation

The property comprises a ground floor retail unit most recently occupied by Phase 8 fashion retailer. It consists of retail space, rear changing room, stores, WC and kitchenette.

Area	Sq Ft	Sq M
Retail Area	929	86.31
Rear Stores	275	25.55
Total NIA	1,205	111.92

## EPC

Awaited

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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.