

66, 66a & 66b High Street, Tenterden, Kent, TN30 6AU



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Mixed Use High Street Investment

Available

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Key Features

- £750,000 For The Freehold
- Rare opportunity to acquire freehold of prime retail unit with residential upper floors
- Affluent market town location
- Grade II Listed Property

Description

Freehold For Sale – Grade II listed property comprising two prime high street ground floor retail units, benefitting from "E" planning use class with upper floor two storey maisonette

Accommodation

The property consists of two vacant ground floor retail units and opens into the front counter with ancillary kitchen space at the rear with a store area alongside WC. The upper floors comprise a 3 bedroom maisonette, with kitchen, bedroom and living area on the first floor and two further bedrooms on the second floor. Ample public parking to the front.

Area	Sq M	Sq Ft
66 High Street NIA	37.9	408
66a High Street NIA	84.26	907
66b High Street GIA	151.02	1,626
Total	273.18	2,941



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

66b High St - Council Tax Band C

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

Terms

Guide Price - £750,000 for the Freehold

Both units available with vacant possession.

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.

EPC

Awaited

Legal Costs

Each side to bear its own legal and professional cost.



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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 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. Tenterden benefits from a train station on the Kent & East Sussex Line, and is a popular tourist destination.

For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive 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.

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