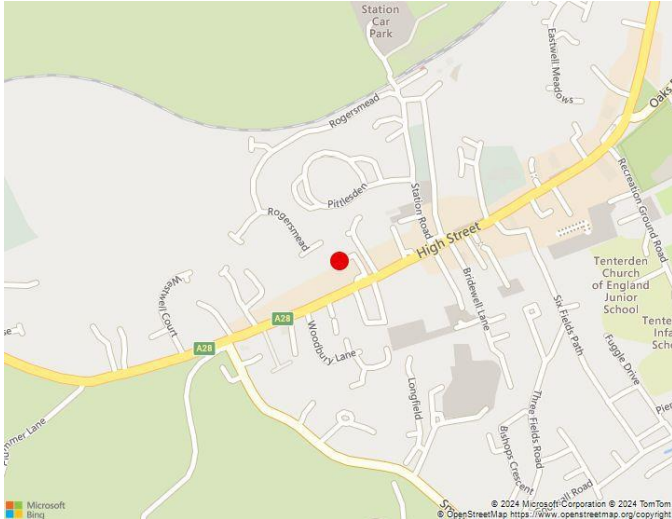




FIRST & SECOND FLOOR TOWN CENTRE OFFICES TO RENT

- £13,500 per annum
- Attractive period building
- First & Second Floor Offices
- Allocated parking to rear
- Located within popular market town

102A HIGH STREET, TENTERDEN, KENT, TN30 6HT



EPC

Awaited

Rateable Value

RV £10,500 @ 49.9p in the £

Rates payable £5,239.50 for the year 2024/2025

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent/Price

£13,500 per annum exclusive

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) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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Thomas Langston

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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 western end of the High Street in the popular Lanes retail area of Tenterden, it is located above Hunter's Estate Agents and located close to Waterstones, Webbs and other well known retailers.

Description

First and Second Floor Offices To Let in Popular Market Town

Accommodation

The property comprises a first and second floor office within a grade II listed period building. The property benefits from office space across both first and second floor with kitchen and toilet facilities. The property also benefits from parking to the rear, accessed via a side alley.

Area	Sq Ft	Sq M
First Floor NIA	499	46.36
Second Floor NIA	435	40.41
Total NIA	934	86.77



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.