



# 125

— YEARS OF —

**Lambert  
& Foster**



**THE OLD POST OFFICE**  
HIGH STREET, BIDDENDEN, ASHFORD, KENT, TN27 8AL

**TO LET: £5,400 PER ANNUM**



**Lambert  
& Foster**



### LOCATION:

The property is located in the village of Biddenden located approximately 4.5 miles from Headcorn, 5 miles from Tenterden, and 12.5 miles from Ashford. The nearest train station is at Headcorn, which provides frequent services to London.

The Old Post Office is in the centre of this attractive village, opposite the village green and beside a free village car park. The village provides a range of local amenities, including a primary school, Post Office, church and a number of eateries, serving the surrounding rural communities.

### DESCRIPTION:

The property comprises a ground floor sales area with a large, street-facing bay window providing lots of natural light. The property also benefits from a private WC.

### ACCOMMODATION:

#### Ground Floor:

Retail Area: 24.25 sqm (260 sqft)

Private WC.

### USE:

All uses under Use Class E considered. However, the property is not suitable for Food outlets

### TERMS:

Term Length: 3 years

Deposit required: £1,350

Repair, Maintenance and Decoration:

Interior – Tenant Responsibility

Exterior and Structure – Landlord Responsibility. The Landlord reserves the right to recover the reasonable costs from the Landlord

Insurance: Landlord to insure the building, with the right to recover the apportioned cost of the premium from the Tenant

Costs: Each party to be responsible for their own professional and legal costs

Full Proposed Heads of Terms available on request.

### GENERAL:

**Services:** Mains electricity, water and drainage.

**Local Authority:** Ashford Borough Council

**Rateable Value:** £4,850

**EPC:** C

### VIEWING:

Strictly by appointment

Contact: Esther Goodhew

01892 832325

[esther.goodhew@lambertandfoster.co.uk](mailto:esther.goodhew@lambertandfoster.co.uk)

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

### OFFICES LOCATED AT:

#### PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

#### WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

#### HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

#### CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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