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1900

125

— YEARS OF —

**Lambert  
& Foster**



20 BANK STREET  
CRANBROOK, KENT, TN17 3EF

TO LET: £6,500 PER ANNUM



**Lambert  
& Foster**

### LOCATION:

The property is located on Bank Street, in a quiet position behind, but only a minute's walk from, the main High Street of Cranbrook. This thriving town boasts a wide selection of independent businesses, alongside national retailers. The town serves a number of local villages, benefiting from free town centre parking.

The town is approximately 8.5 miles from Tenterden, and equidistant between Royal Tunbridge Wells, Maidstone and Hastings, being around 15 miles from each.

### DESCRIPTION:

The property has most recently been used as an embroidery studio but could be put to any number of commercial uses. It benefits from a main space which could be used as a studio, office or retail space.

There is a separate room that could be used for meetings or storage. The property also benefits from a private kitchenette and WC.

### ACCOMMODATION:

Main Studio/Office Space: 3.60m x 7.77m (27.97 sqm; 301 sqft)

Rear Room/Store: 3.6m x 2.7m (9.72sqm; 105 sqft)

Kitchenette: 1.50m x 2.15m (3.23 sqm; 35 sqft)

Toilet: 1.50m x 0.90m, (1.37sqm; 15 sqft)

### TERMS:

Any use falling under class E

Full repairing and insuring

Each party to pay their own legal costs.

### GENERAL:

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

**Parking:** Parking for two cars

**Local Authority:** Tunbridge Wells Borough Council

**Rateable Value:** £3,750

**EPC:** C

### VIEWING:

Strictly by appointment - 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.

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### OFFICES LOCATED AT:

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Helix House, High Street  
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#### HYTHE, KENT

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#### CRANBROOK, KENT

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Weald Office, 39 High Street  
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