



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)

VIEWING:

Strictly by appointment – Dan Biddle - 01892 832325

dan.biddle@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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GENERAL:

Services: Mains electricity, water and drainage

Parking: Parking for two cars

Local Authority: Tunbridge Wells Borough Council

Rateable Value: £3,750

EPC: C

TERMS:

Any use falling under class E

Full repairing and insuring

Each party to pay their own legal costs.



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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