

Unit 1, Lakehurst House

94c High Street, Tenterden, Kent TN30 6JB



- Attractive Grade II Listed Building
- Large Glazed Frontage
- Suitable for Various Uses Under Class E (to Include Retail, Surgery, Office & Leisure)

BUSINESS UNIT

TO LET

44.4 m² (478 sq ft) approx.

LOCATION

The property is located in Tenterden, a picturesque and affluent Wealden town 10 miles southwest of Ashford, situated just off the A28 which runs between Ashford and Hastings.

The property is positioned on the western end of the High Street, accessed via a private estate road.

DESCRIPTION

The property comprises part of an attractive Grade II Listed building, forming a 'lock-up' shop arranged as an open sales area on the ground floor with staff and storages areas on the first floor.

It is finished to a modern specification having a large glazed frontage, modern electric heating, mix of vinyl and wooden flooring and LED lighting.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Sales	30.7	331
First	Staff & Stores	13.7	147
Total		44.4	478

CAR PARKING

The property has use of the car parking space situated to the front of the building.

TERMS

The property is available to let by way of a new Full Repairing & Insuring (FR&I) Lease for a term to be agreed between the parties.

RENT

Our client is seeking a rent of £10,000 per annum (exclusive).

USE

It is anticipated that the property can be used for a variety of uses within Class E to include, but not limited to:

- Retail
- Office
- Surgery
- Clinic
- Leisure

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

SERVICE CHARGE

The tenant will contribute 39.2% towards the repair, maintenance and upkeep of the communal areas, with works carried out on an ad hoc basis as and when required.

INSURANCE

The Landlord will arrange for buildings insurance with the Tenant responsible for reimbursing the fair proportion of the annual premium.

BUSINESS RATES

From 1 April 2026, the property will be assessed as follows:

Shop & Premises	£13,000
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If eligible, occupiers may benefit from small business (and other) rates relief schemes.

FINANCE ACT 1979

The rent is quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

PHOTOGRAPHS

The photographs were taken in February 2026.

PLANS

Any plans provided are for indicative purposes only.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all prospective Tenants.

Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Danielle Thomson
Danielle.thomson@sibleypares.co.uk
01233 629281

Sibleypares.co.uk











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