

RADFORDS

ESTATE AGENTS

**SHOP AT LITTLE LODDINGTON, HIGH STREET,
STAPLEHURST, KENT, TN12 0AD**



Situated in the heart of the busy village of Staplehurst. We are pleased to offer leasehold ground floor shop premises available from 1st June 2026.

Term: 4 years with break clause at 2 years.

Rent: £9,250 per annum payable quarterly in advance.

Deposit required: £2,312.50

Usage class E

Currently the property has permitted use for physio and sports injury clinic use however the property offers useful accommodation for either retail or office use.

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DESCRIPTION

An opportunity to acquire a well-positioned ground floor retail outlet suitable for either shop or office use, subject to planning. The property offers a main open front reception/shop area with a further two rooms to the rear, kitchen and cloakroom facilities. For further information and access then please contact Radfords Estate Agents.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.

SERVICES

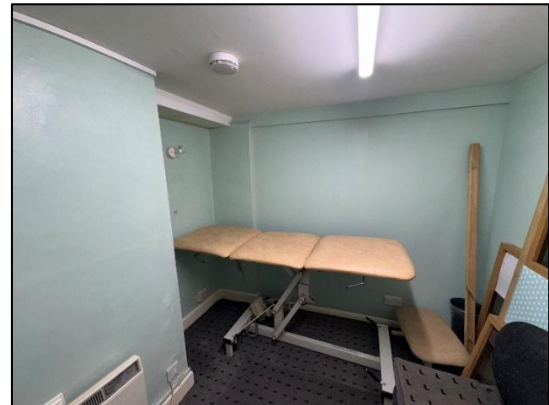
Mains water and electricity are connected; these are the tenants liability.

BUSINESS RATES

Payable by tenant as appropriate.

INSURANCE

Provided by Landlord, subject to reimbursement by tenant.



EPC:

