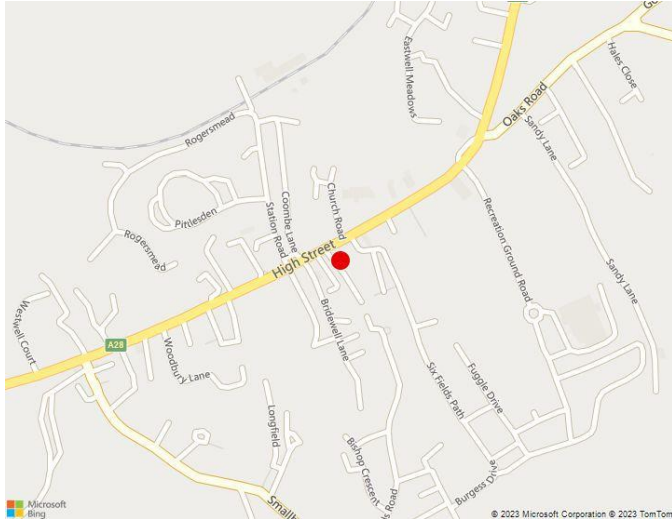


- Ground floor retail unit to let in prime pitch
- Prime location in popular Wealden town
- £21,500 per annum
- Benefits from "E" planning use class, therefore suitable for alternative uses such as restaurant, medical, retail or clinical uses
- Grade II listed

63 HIGH STREET, TENTERDEN, KENT, TN30 6BD



Location

The property is located in Tenterden, a picturesque Wealden town with a prosperous catchment. It is situated 11 miles west of Ashford (M20 and International Passenger Station) and 22 miles east of Tunbridge Wells.

The property is situated to the middle of the High Street in the prime retail area of Tenterden, it is close to the White Lion Public House and located close to White Stuff, Waterstones and other well known retailers.

Description

To Let Ground Floor Retail Unit on Prime Pitch in Popular Town Centre - First Floor Commercial Space Also Available via Separate Negotiation.

Accommodation

The property comprises a ground floor retail unit which currently trades as a hairdressers. It comprises a large retail area, side office, kichenette, stores and WC.

| Area | Sq Ft | Sq M |
|------------------|------------|--------------|
| Retail Area | 509 | 47.29 |
| Rear Stores | 42 | 3.91 |
| Office | 97 | 8.97 |
| Cupboard | 6 | 0.54 |
| Kitchenette | 56 | 5.18 |
| Total NIA | 985 | 91.52 |

EPC

Awaited

Rateable Value

RV £15,250 @ 49.9p in the £

Rates payable £7,609.75 for the year 2023/24

Rent/Price

£21,500 Per Annum Exclusive

Terms

To take a new lease by negotiation.

Upper floor commercial space also available by way of separate negotiation. Please enquire for further details.

Legal Costs

Each side to bear its own legal and professional costs

VAT

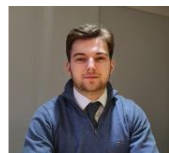
Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.