

39 High Street

Tenterden, Kent TN30 6BJ

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- Prime High Street Position
- Large Glazed Frontage
- Available by way of an Assignment of the Existing Lease or via New Sub-Lease

Retail Unit

TO LET

156.6 m² (1,686 sq ft) approx.

LOCATION

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

SITUATION

The property is situated in a prime location on the High Street next door to Nationwide Bank and opposite Crew Clothing.

DESCRIPTION

The property comprises part of a period Grade II Listed property of brick elevations beneath a hipped tiled roof, configured as a 'lock-up' shop over ground and basement levels in a prominent position on Tenterden's High Street.

It is arranged as an open sales area with stores to the rear which incorporate a tea point and staff WC. There are further low eaves storage areas in the basement.

The property is finished to a modern specification having a large glazed frontage, a suspended ceiling incorporating a LED and diffused lighting, and a mix of carpeted and painted concrete flooring.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Sales & Stores	78.3	843
	Low Eaves Stores	78.3	842
Total		156.6	1,686

TERMS

The property is available by way of an assignment of the existing FR&I Lease dated 30 December 2019 (expiring 30 November 2029), or new sub-lease.

A copy of the Lease can be provided upon request.

RENT

The passing rent is £31,000 per annum (exclusive).

There is a Rent Review as at 1 December 2024 which has not been implemented. Time is not of the essence.

DEPOSIT

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

BUSINESS RATES

According to the Valuation Office Agency (VOA) the property has the following Rateable Value:

Warehouse & Premises £10,000

If eligible, a Tenant may benefit from Small Business Rates Relief.

INSURANCE

The Landlord arranges buildings insurance with the Tenant responsible for reimbursing the annual premium.

The current allocation is £779.12

USE

The property can be used for the Sale of 'High Class Footwear' or any other uses within A1, assumed to now be Class E(a).

COSTS

Each party to bear their own legal and professional costs.

FINANCE ACT 1988

We are informed that the property has not been elected for Value Added Tax (VAT).

EPC

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

PLANS

Any plans are for indicative purposes only.

MISREPRESENTATIONS ACT 1967

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

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for Tenants. Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
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01233 629281

Danielle Thomson
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