



TO LET (By Assignment) Town Centre Shop with Parking
104 High Street, Tenterden, TN30 6HT
NIA Approx. 1,404ft² [130.3m²]

When experience counts...

est. 1828
bracketts

**TO LET
(BY ASSIGNMENT)
TOWN CENTRE SHOP
WITH PARKING**

**104 HIGH STREET
TENTERDEN
KENT
TN30 6HT**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

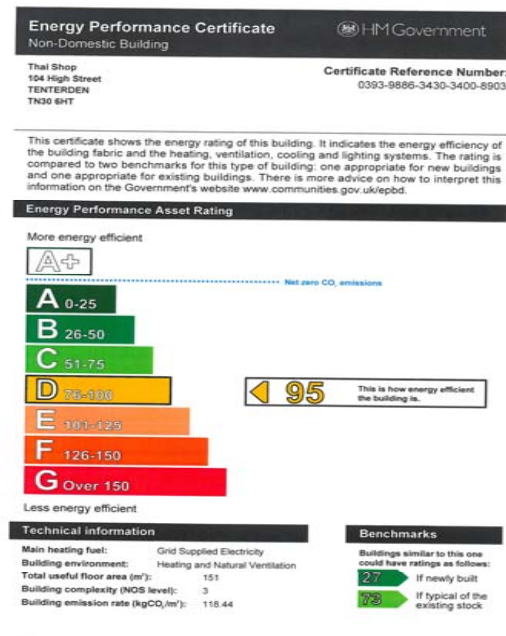
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

The property is located in the affluent and historic market town of Tenterden approximately 12 miles south west of Ashford and approximately 20 miles east of Royal Tunbridge Wells.

The town has an excellent range of high quality shops anchored by Waitrose and with multiple retailers including Laura Ashley, Phase Eight, Mint Velvet, White Stuff, Monsoon, Crew, M & Co, and Waterstones.

The property is situated on the northern side of the High Street in a pitch favoured by independent retailers.

DESCRIPTION

An attractive Grade II Listed town centre retail unit arranged over ground and lower ground floors with parking to the rear.

ACCOMMODATION

Ground Floor:

Retail Sales Approx. 854ft² [79.3m²]
2 Car parking spaces to the rear

Lower Ground Floor:

Ancillary Office / Stores Approx. 550ft² [51.0m²]
WC

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

TRANSACTION

Our client is looking to dispose of its leasehold interest by way of an assignment.

LEASE

The premises are held by way of an effective full repairing and insuring lease for a term of 10 years with 5 yearly rent reviews from 1st September 2016 at a passing rent of £15,000 per annum exclusive (rising to £16,000 pax with effect from 1st September 2019). The lease contains a Tenant break option exercisable on 31st August 2021 (subject to conditions). The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are excluded.

Note - the annual service charge is subject to a cap and the Tenants repairing liability is limited by reference to a photographic schedule of condition.

VAT payable if applicable.

A copy of the lease is available upon request.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" and has a Rateable Value of £12,750. The Standard UBR for 2018 / 2019 is 49.3 pence in the £.

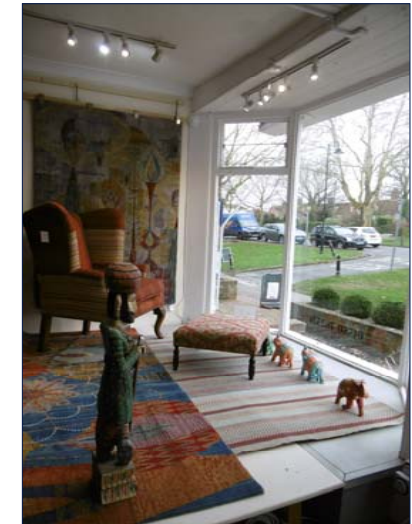
Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs save that the acquiring party will be required to provide an undertaking for any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – darrell@bracketts.co.uk



**SUBJECT TO CONTRACT, LANDLORD CONSENT AND
RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.
16/01/19/DB**

