



TO LET - Double Fronted Retail Premises with Parking
4 West Cross, Tenterden, Kent TN30 6JL
NIA Approx. 3,319ft² [308.3m²]

When experience counts...

est. 1828
bracketts

TO LET
DOUBLE FRONTED RETAIL
PREMISES
WITH PARKING
NIA APPROX. 3,319FT² [308.3M²]
[MAY SUB-DIVIDE]

4 WEST CROSS
TENTERDEN
KENT
TN30 6JL

bracketts est. 1828

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Tunbridge Wells
Kent
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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



LOCATION / SITUATION

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

The property is situated at the eastern end of the High Street (A28) close to the junction with Smallhythe Road.

DESCRIPTION

An imposing Grade II Listed, three storey, double fronted shop with parking to the rear.

ACCOMMODATION

Ground Floor:

Retail Sales	approx. 1407ft ² [130.7m ²]
Kitchen	approx. 19ft ² [1.8m ²]
WC	
External rear yard / parking Yard	

First Floor:

Two rooms totalling	approx. 912ft ² [84.7m ²]
WC	

Second Floor:

Two rooms totalling	approx. 981ft ² [91.1m ²]
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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.

Basement:

Area with restricted head height - not measured

Our client has indicated that it may consider sub-division to create two shops or, alternatively, may explore the possibility of altering the property to create one or two ground floor lock-up shops (subject to planning, LBC, CAC and any other consents that may be required).

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

The provisions of sections 24-28 inclusive of the Landlord & Tenant Act 1954 are to be excluded.

The incoming Tenant will be required to provide a rental deposit to be held throughout the Term.

GUIDE RENT

£33,000 per annum exclusive (for whole building)

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that our client has not waived its exemption.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and Premises" and has a Rateable Value of £31,000. 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

Ingoing Tenant to pay the Landlords legal costs.

VIEWING

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

Important Note:

As the property is Listed we believe that it is exempt from requiring an EPC - Awaiting clarification.

Subject to contract, vacant possession and receipt of satisfactory references, deposits, etc.

19.11.18.DB

