



TO LET - Lock-up Retail Unit
Approx. 400ft²[37.1m²]
54 High Street, Tenterden, Kent, TN30 6AU

When experience counts...

est. 1828
bracketts

TO LET
LOCK-UP RETAIL UNIT

APPROX. 400FT² [37.1M²]

54 HIGH STREET
TENTERDEN
KENT
TN30 6AU



bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

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E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

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

EPC

Our Client has advised that the Property is Listed and is of the opinion that an EPC is not required.

Any Prospective Tenant must rely upon its own enquiries.

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 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 adjacent to Prezzo.

DESCRIPTION

A ground floor lock-up retail unit with a small teapoint and WC to the rear within an attractive Grade II Listed property.

ACCOMMODATION

Ground Floor:

Retail Sales	Approx. 400ft ² [37.1m ²]
WC	

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.

GUIDE RENT

£18,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that VAT is not applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as “Shop and Premises” and has a Rateable Value of £11,000.

The Standard UBR for 2018 / 2019 is 49.3 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for Small Business Rates Relief.

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

LEGAL COSTS

The ingoing Tenant is to be responsible for both parties legal costs.

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 AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

02/01/19/DB

Important Notice:

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