



FOR SALE OR TO LET - Town Centre Restaurant
Total NIA. Approx. 2,206ft²[204.9m²]
3 East Cross, Tenterden, Kent TN30 6AD

When experience counts...

est. 1828
bracketts

**FOR SALE OR TO LET
TOWN CENTRE RESTAURANT**

GF APPROX 1,383FT² [129.4M²]

FF APPROX 572FT² [53.1M²]

SF APPROX 241FT² [22.3M²]*

**3 EAST CROSS
TENTERDEN
KENT
TN30 6AD**

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



**We understand that
an EPC is not
required as the
Property is Listed**

LOCATION / SITUATION

Tenterden is an affluent market town located in the heart of Kent, approximately 19 miles east of Royal Tunbridge Wells, and approximately 10 miles south west of Ashford. The town provides an excellent range of high quality shops where numerous multiples are represented including Boots, Fat Face, Phase Eight, Mint Velvet, Caffe Nero and WH Smith.

The property is situated in a prominent position on the northern side of East Cross at the eastern end of the High Street and opposite the junction with Recreation Ground Road providing access to and from the Waitrose car park, doctors surgery and leisure centre.

DESCRIPTION

Grade II Listed town centre restaurant premises.

ACCOMMODATION

Ground Floor:

Main Restaurant / Sales	Approx. 813ft ² [75.5m ²]
Link Room & kitchen	Approx. 404ft ² [37.5m ²]
Rear Stores	Approx. 176ft ² [16.3m ²]
Customers WC's	

First Floor:

3 rooms totalling	Approx. 545ft ² [50.6m ²]
Store	Approx. 27ft ² [2.5m ²]
Bathroom	

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.

Second Floor / Attic (within eaves):

1 room Approx. 241ft² [22.3m²]*
* including any area with head height below 1.5m

TENURE

Option 1

Freehold with vacant possession

Offers in excess of £500,000.

Option 2

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

Guide rent - £32,000 per annum exclusive payable quarterly in advance on the usual quarter days.

The ingoing Tenant will be required to provide a rental deposit

We are advised that the sale price / rent will not attract VAT.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the property is described as "Restaurant and Premises" with a Rateable Value of £24,500. The Standard UBR for 2017 / 2018 is 49.7 pence in the £.

We understand that there is a separate Council Tax assessment for the upper floors - Band C.

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 proposed purchaser will provide a legal undertaking to pay any abortive legal costs should the proposed purchaser withdraw for whatever reason.

VIEWING

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



Freehold - subject to contract & proof of funds
Leasehold - Subject to contract and receipt of satisfactory references, deposits, etc. 29.01.18.DB

