

To Let

98 HIGH STREET
WEST MALLING
KENT, ME19 6NE



Ibbett Mosely

HISTORIC RETAIL / COMMERCIAL BUILDING
WITHIN WEST MALLING TOWN CENTRE, KENT AVAILABLE TO LET.

Location
The property is situated in a prime position within West Malling town centre. Located closeby are several independent retail units, some medium sized business practices and a number of National Multiples including Boots and Tesco.

Description
The space is arranged on the basement, ground, and two upper floors and has a wide outside pavement which may be suitable for a smaseating (subject to the grant of a Highway Licence). There is a reasonably priced car park located less than 100metres away and a large amount of on-street parking directly outside the premises.

Features
The space is representative of the age of the building with a series of rooms across the floors they are generally regular in shape and would readily accept an incoming tenant’s fit-out full decoration is required. There is modern lighting and plenty of natural light through the large front display window. There are separate cloakrooms and a small kitchenette.

Measured Areas
The premises have been measured to extend to approximatley 2,786.4 Sq Ft (258.8 Sq M)

Ground Floor	1,248.6 Sq Ft	116.0 Sq M
First	976.8 Sq Ft	90.75 Sq M
Second	231.1 Sq Ft	21.47 Sq M
Basement	329.5 Sq Ft	30.61 Sq M
Total	2,786 Sq Ft	258.8 Sq M

Measurements taken in accordance with the RICS Code of Measuring Practice.

Town Planning and Alterations
The lawful use of the building is within class A1 of the Use Classes Order (As amended).This means that the premises can be used for retail operations. Other uses outside of the category described above, may require consent to be granted by the Landlord and potentially the Local Planning Authority.

For further discussion on this please contact our associated planning specialists, Howard Sharp and Partners, telephone 0207 222 4402 or 01732 456888.

Rating
The premises is recorded on the 2017 Rating List as having a Rateable Value of £23,250 giving an indicative rates bill of £11,462 per annum (£0.493 p/£). Prospective tenants are advised to verify their potential liability with Tonbridge and Malling Borough Council.

Rent
Offers in the region of £40,000 per annum exclusive (Blended £14psf overall).

Term
Terms negotiable, subject to a minimum lease length of 5years.

Premium
None sought.

Legal costs
Each party to bear their own legal costs.

EPC
To follow.

AML Regulations
In accordance with Government Regulations all prospective tenants will be required to provide satisfactory proof of identity and consent to a reference check via FCC Paragon.

Viewings:
Strictly by appointment with Ibbett Mosely, contact:-

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