



Shop To Let

## LOCATION

Tenterden is a market town located in East Sussex with a population of approximately 8,500 people. The town lies around 12 miles south-west of Ashford, 15 miles south of Maidstone and approximately 55 miles south-east of Central London. Tenterden benefits from road connectivity to the A28 and the wider motorway network via the M20.

Retailing in Tenterden is centred on the High Street, which accommodates a strong mix of national and independent retailers alongside a variety of cafes, restaurants and boutique operators. The subject property occupies a prominent position on the east end of the High Street where nearby occupiers include **Waitrose, Caffè Nero, Waterstones, Mint Velvet, Boots, Space NK** and **Loungers**.

## ACCOMMODATION

The unit is arranged over ground floor, with the following approximate dimensions and net internal floor area:-

|              |                |                  |
|--------------|----------------|------------------|
| Depth        | 13.4 m         | 44 ft            |
| Frontage     | 5.5 m          | 18 ft            |
| <b>Sales</b> | <b>67 sq m</b> | <b>723 sq ft</b> |
| WC           |                |                  |

The property benefits from rear access.

## TERMS

The property is available by way of a new effectively full repairing and insuring lease at a commencing rent of **£30,000 per annum**.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## RATING ASSESSMENT

Current Rateable Value **£20,250**

Prospective occupiers should make their own enquiries to verify this information.

## ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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(280) (ESTIMATED)

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