



21 High Street

Westerham, TN16 1RA

A period two storey retail unit with a double fronted window display.

522 sq ft
(48.50 sq m)

- Town Centre Location
- Opposite the Co-op
- Ground & First Floor Areas
- Storage Space
- Small Private Rear Garden

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Description

The property comprises a period two storey retail unit with a vaulted ceiling to the first floor room, and a ground floor sales area with a double fronted window display. The unit is available with the benefit of a number of previous tenant's fittings including an electronic roller shutter and an intruder alarm (not tested). The shop also has a small lean-to area to the rear, together with a cloakroom. Steps provide access to a rear garden extending to approximately 30ft x 12ft.

Location

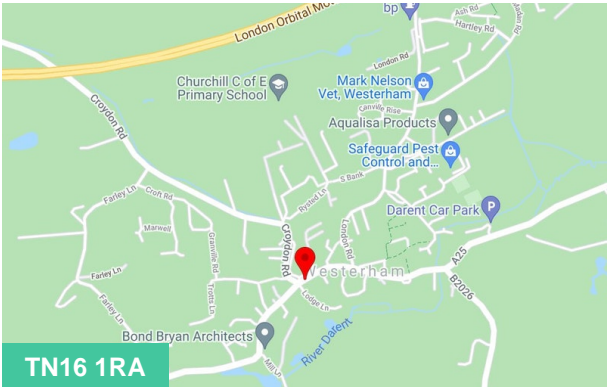
The property is situated on the busy High Street (A25) in the centre of the historic and affluent town of Westerham. Other nearby retailers include the newly opened Coughlans Bakery, The Co-op, Hospice in the Weald & Costa Coffee. The town is also home to a number of established lifestyle businesses, as well as an array of highly acclaimed restaurants.

Accommodation

Name	Sq ft	Sq m
Ground - Sales	192	17.84
Ground - Rear storage	53	4.92
Ground - Lean-to storage	73	6.78
1st - Sales / ancillary	204	18.95
Total	522	48.50

Terms

The property is available to let on a new lease directly from the landlord for a term to be agreed, subject, if appropriate, to periodic rent reviews. Terms are subject to satisfactory financial status of the proposed tenant. The landlord may require a rent deposit. Further details on request.



Summary

Available Size	522 sq ft
Rent	£12,750 per annum
Rates Payable	£3,215 per annum
	<small>However, an occupier may benefit from small business rates relief which would reduce the liability by 100% to £0. We would advise all interested parties to check the actual rating liability with Sevenoaks District Council (01732 227000)</small>
Rateable Value	£6,900
EPC Rating	E (120)

Viewing & Further Information

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Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 01/07/2021