

On the Instruction of HSBC Bank

LEASEHOLD AVAILABLE

PADDOCK WOOD, 11 Commercial Road TN12 6EN



- Former Bank Premises
- Assignment Available

Viewing

By appointment via this office:

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Location

The subject property is approximately a two minute walk from Paddock Wood Railway Station. Retail in Paddock Wood is focused on Commercial Road where the subject property is situated. There are a number of national and independent retailers situated in close proximity to the property. National retailers nearby include **Nationwide, NatWest, Barclays, Greggs, Costa and Tesco Express**. A plan is on the reverse of these particulars identifying the location.

Description

The property comprises a two storey terraced unit of brick construction.

The ground floor provides banking hall accommodation.

There is a public car park directly opposite the property.

Accommodation

Internal Width	8.28 m	27 ft 2 ins
Shop Depth	17.83 m	58 ft 5 ins
Ground Floor	173.68 sq m	1,869 sq ft
Total	173.68 sq m	1,869 sq ft

Tenure

The property is held leasehold for a term of 15 years from 18th June 2010 at a passing rent of **£37,500** per annum. There is a tenant break in June 2020.

Terms

Incentives available subject to covenant.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the retail unit is £27,000 and the rates payable are £13,419 pa. The UBR for 2016/2017 is £49.7p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

An EPC can be made available upon request.

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Not to scale.

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