



CGI image

FOR SALE 146.33 SQ M (1,575 SQ FT)

GROUND FLOOR COMMERCIAL UNIT

UNIT 2, 32 COMMERCIAL ROAD, PADDOCK WOOD, KENT, TN12 6EL

est. 1828
bracketts

LOCATION

The property is located in a prominent trading position on Commercial Road, Paddock Wood which is the primary retail street in the town.

The town offers an excellent range of national retail and leisure facilities. Neighbouring occupiers include Costa Coffee, Greggs, Tesco Express and Nationwide.

Paddock Wood mainline station is less than 200 yards to the north and provides fast commuter links into London. The M25 motorway is accessed via Pembury approx. 4 miles to the south with Junction 5.

DESCRIPTION

The property comprises a ground floor commercial unit forming part of a new retirement living development.

The unit has the following approx. net internal floor area:

146.33 sq m (1,575 sq ft)

The unit has been developed to “shell and core” finish ready for occupiers’ fit out.

Fully glazed shop front is installed.

Capped mains water and electrics are connected.

TERMS

Available by way of new 150 year lease at a peppercorn ground rent.

Price on application.

VAT

To be advised.

BUSINESS RATES

To be reassessed.

PLANNING

We are informed the property benefits from Class E planning use.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

EPC

To be assessed

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dom Barber

dominic.barber@bracketts.co.uk

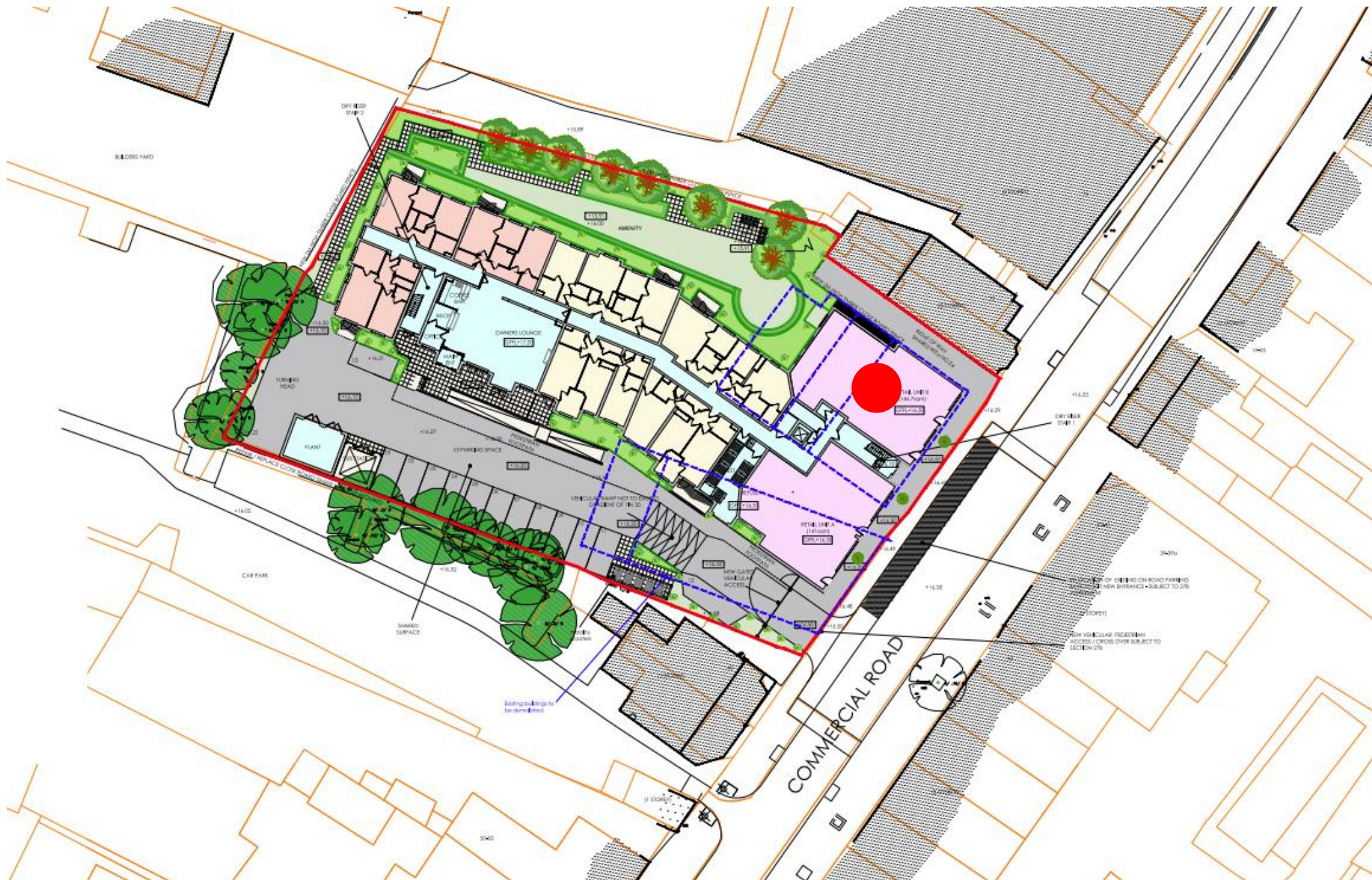
Dominic Tomlinson

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Subject to contract

Important Notice

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APPROX. 146.33 SQ M (1,575 SQ FT)

UNIT 2
32 COMMERCIAL ROAD
PADDOCK WOOD
KENT
TN12 6EL

bracketts est. 1828

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