



TO LET

SERVICE TYRES EXHAUSTS

CAXTON

TO LET - Ground Floor Premises
Total NIA approx. 888 ft² [82.4m²]
63 High Street, Tenterden, Kent TN30 6BD

When experience counts... **bracketts** est. 1828

TO LET

GROUND FLOOR PREMISES

NIA APPROX. 888 FT² [82.4 M²]

(FF&SF OFFICES AVAILABLE BY SEPARATE NEGOTIATION)

GUIDE RENT

£21,500 PER ANNUM EXCLUSIVE

**63 HIGH STREET
TENTERDEN
KENT
TN30 6BD**



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Kent TN1 1UU

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LOCATION / SITUATION

Tenterden is an affluent market town located in the heart of Kent, approximately 19 miles east of Royal Tunbridge Wells, and approximately 10 miles south west of Ashford.

The property is situated in the middle of the High Street, close to the White Lion public house.

DESCRIPTION

A ground floor, Grade II Listed, retail unit in the heart of Tenterden. Nearby occupiers include Specsavers, White Stuff, The White Lion Pub/Hotel, Montalbano Restaurant and a mix of independent retailers / food and beverage operators.

The premises were most recently used as a hairdressing salon but may suit other uses (subject to planning if required).

Ground Floor:

Retail Sales NIA approx. 758ft² [70.4m²]
Kitchen NIA approx. 54ft² [5.0m²]
Stores NIA approx. 76ft² [7.0m²]
2 x WC's

External paved forecourt/garden (by licence and subject to any rights).

Total NIA approx. 888ft² [82.4m²]

Note - First and second floor offices of circa 1,250 sq ft [116.1m²] are available by separate negotiation.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

The provisions of Sections 24-28 of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£21,500 per annum exclusive.

Payable quarterly in advance on the usual quarter days.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

BUSINESS RATES

Enquiries of the VOA website indicate that the Shop and Premises has a Rateable Value of £19,750.

The small business non-domestic rating multiplier for 2026 / 2027 is 43.2 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local rating authority.

VAT

Payable if applicable - we are advised that the Landlord does not currently charge VAT.

VIEWING

Strictly by prior appointment with the joint sole agent:

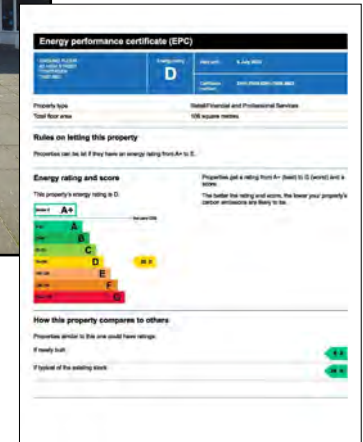
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SUBJECT TO CONTRACT, PLANNING IF REQUIRED, AML DUE DILIGENCE AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS ETC.

12.05.26.DB



63 High Street, Tenterden, Kent TN30 6BD



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