



TO LET GROUND FLOOR & FIRST FLOOR

CLASS E UNIT – suitable for a variety of uses STP

88.77 SQ M (955 SQ FT)

4 COMMERCIAL ROAD, PADDOCK WOOD, TN12 6EL

est. 1828
bracketts

LOCATION

The property is situated in a prominent position on Paddock Wood High Street. Surrounding occupiers include Waitrose & Partners, Tesco Express, Paddock Wood Pharmacy and a number of restaurants and café's.

The premises is located on Station Approach, with Paddock Wood mainline train station less than 50 yards away.

Paddock Wood mainline station provides a fast and frequent train service to central London stations with a minimum journey time of around 45 minutes.

DESCRIPTION

The property comprises ground and first-floor accommodation with WCs, while the first floor provides additional and ancillary storage space. The accommodation will be stripped out, creating an open-plan layout that provides the opportunity for an incoming occupier to fit out to their own specification.

The property also benefits from a rear loading bay.

FLOOR AREA

Ground Floor	49.59 sq m (533 sq ft)
First Floor	39.18 sq m (421sq ft)
Total	88.77 sq m (955 sq ft)

All areas are approximate and interested parties are advised to verify all measurements themselves.

TERMS

The property is available by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

Price on Application

VAT

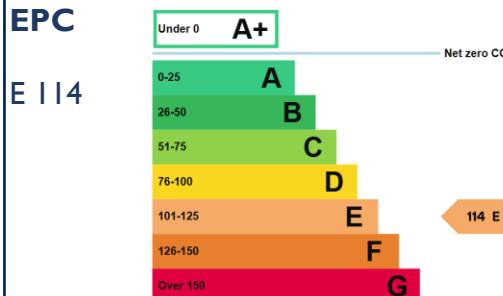
We are informed that this is VAT exempt.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

The unit is currently listed as 'Shop and premises' with a Rateable Value of £14,250. The UBR for 2024/25 is 49.9p in the £.

EPC



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.

PLANNING

We are led to believe the property has Class E planning consent.

Interested parties are advised to check that their intended use is lawful with the LPA.

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through joint sole agents Bracketts: Telephone: **01732 350503**

Joshua O'Brien

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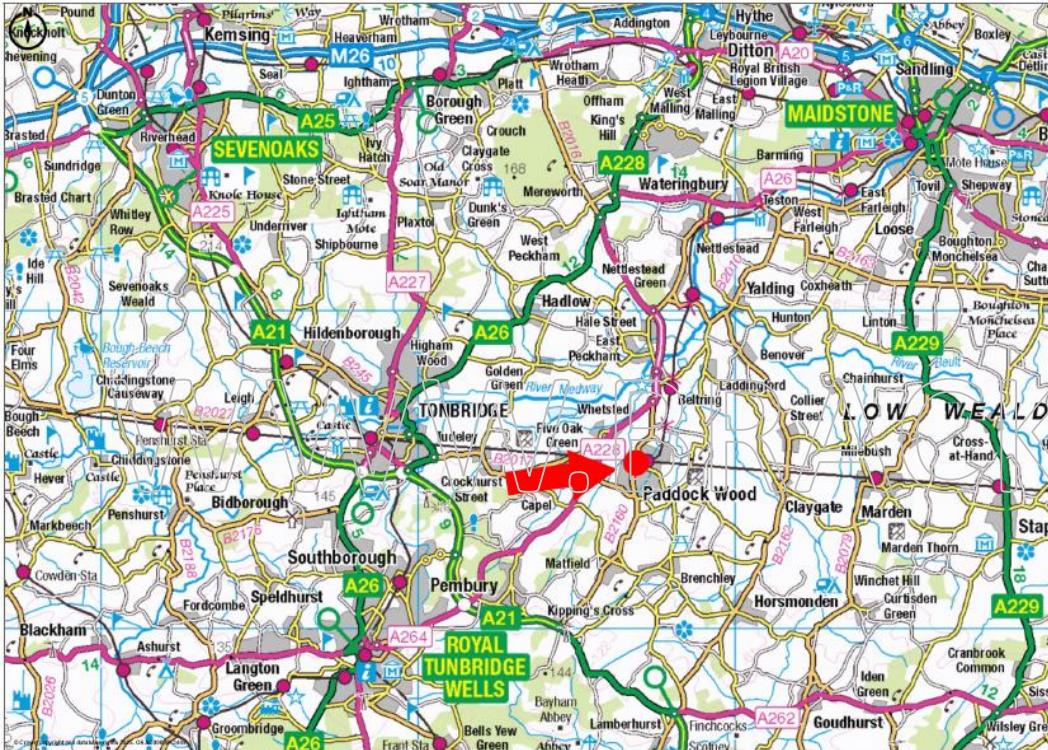
Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Or Joint Agent Roth Associates

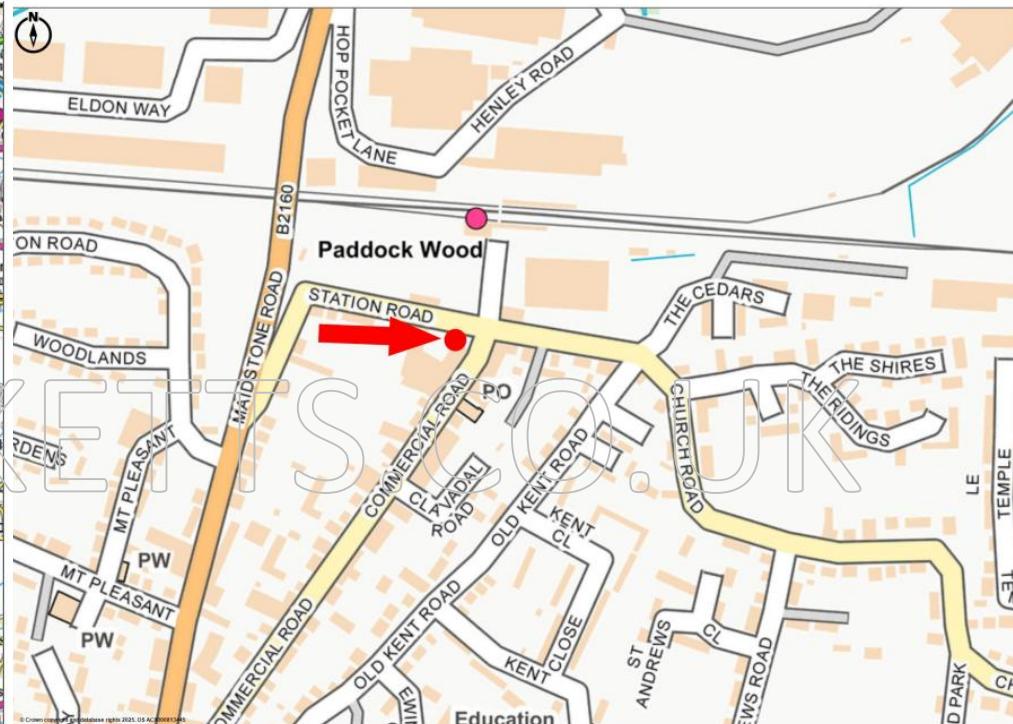
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CLASS E UNIT**

APPROX. 88.77 SQ M (955 SQ FT)

**4 COMMERCIAL ROAD,
PADDOCK WOOD
TN 12 6EL**



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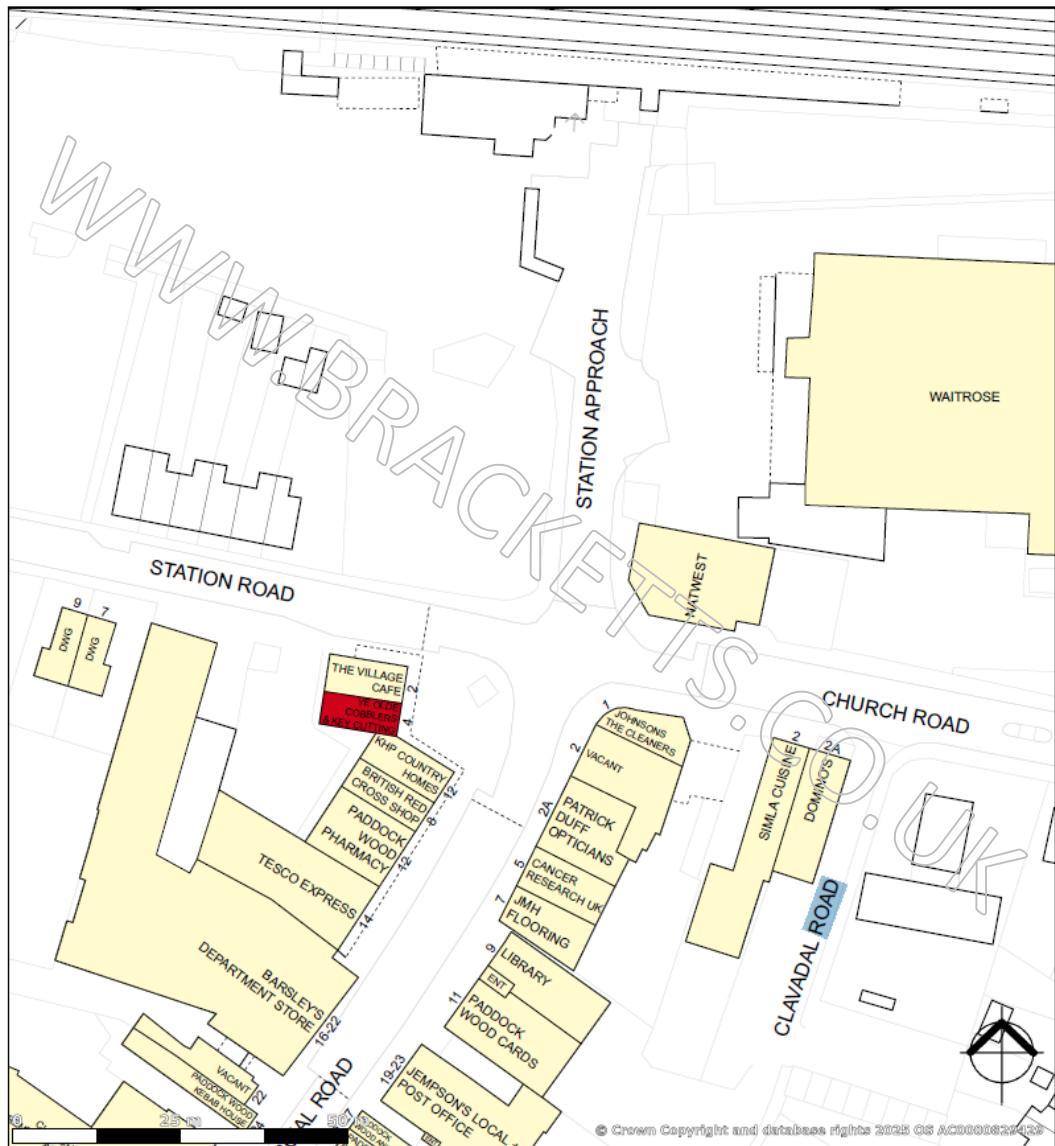
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