

TO LET

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TO LET - First & Second Floor Premises
Total NIA approx. 1,148ft² [106.6m²]
63A High Street, Tenterden, Kent TN30 6BD

When experience counts...

est. 1828
bracketts

TO LET

FIRST & SECOND FLOOR PREMISES
(GROUND FLOOR AVAILABLE BY SEPARATE NEGOTIATION)

NIA APPROX. 1,148 FT² [106.6M²]

GUIDE RENT
£10,000 PER ANNUM EXCLUSIVE

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



27/29 High Street, Tunbridge Wells
Kent TN1 1UU

Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk



Ground Floor premises available by separate negotiation



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

First and Second Floor Premises within a Grade II Listed building, in the heart of Tenterden.

We are advised by our client that the accommodation was comprehensively refurbished around 2023 and benefits from private ground floor entrance, fitted carpet, thermostatic electric radiators, rewire, LED lighting, CAT 6 wiring and 2x WC's.

First Floor

5 Rooms totalling NIA approx. 884ft² [82.1m²]
2x WC's

Second Floor

2 Rooms totalling NIA approx. 264ft² [245m²]*

Plus approx. 126ft² [11.7m²] with restricted head height below 1.5m.

Total NIA approx. 1,148ft² [106.6m²]

Note the Ground Floor premises 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

£10,000 per annum exclusive.

Payable quarterly in advance on the usual quarter days.

The rent is exclusive of buildings insurance, business rates, service charge, utilities, telecoms and any other occupancy costs.

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 Premises has a Rateable Value of £14,500.

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:

Bracketts

Darrell Barber MRICS
T: 01892 533733
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Sibley Pares

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

18.05.26.DB



First Floor



First Floor



Second Floor



Second Floor