



TO LET - Landmark building with garden and parking
Total NIA approx. 400.8m² [4,319ft²]
67 High Street, Tenterden, Kent TN30 6BD

When experience counts...

est. 1828
bracketts

TO LET

**LANDMARK BUILDING
WITH GARDEN AND REAR PARKING**

NIA APPROX. 400.8M² [4,319FT²]

**GUIDE RENT
£50,000 PER ANNUM EXCLUSIVE**

**67 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 on the southern side of the High Street with return to Bridewell Lane.

DESCRIPTION

A prominent Grade II Listed town centre building in the heart of Tenterden. Nearby occupiers include Specsavers, White Stuff, Montalbano Restaurant and a mix of independent retailers/food and beverage operators.

Ground Floor:

Retail Sales	NIA approx. 177.0m ² [1906ft ²]*
Rear Office	NIA approx. 5.4m ² [59ft ²]
Staff/Teapoint	NIA approx. 7.1m ² [77ft ²]
Store	NIA approx. 8.5m ² [92ft ²]
Boiler Room	NIA approx. 0.9m ² [10ft ²]
WC	

First Floor:

Retail Sales/Office/Staff/Store/WC	
	NIA approx. 178.4m ² [1921ft ²]

Second Floor:

Staff/Stores	NIA approx. 16.8m ² [181ft ²]
Attic Stores	NIA approx. 6.7m ² [73ft ²]

Total NIA approx. 400.8m² [4319ft²]

2 x car parking spaces to rear (subject to right of way for neighbour).

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 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

£50,000 per annum exclusive.

The rent will be 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 £35,750.

The small business non-domestic rating multiplier for 2025/2026 is 49.9 pence in the £.

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

VAT

We are advised that the Landlord does not currently charge VAT.

VIEWING

Strictly by prior appointment with the sole agent:

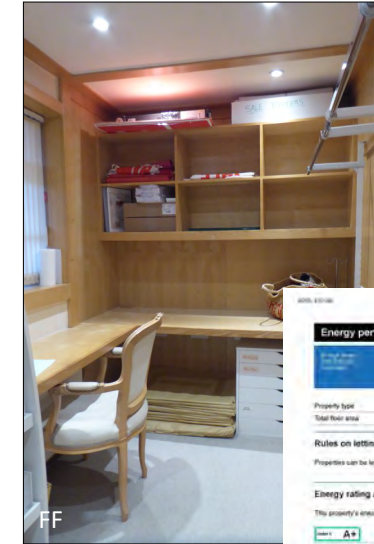
Bracketts

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* INCLUDING AREA TAKEN UP BY SPIRAL STAIRCASE

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

07.05.25/DB





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