



ALL ENQUIRIES 125.84 SQ M (1,355 SQ FT)

GROUND FLOOR COMMERCIAL UNIT

UNIT 1, 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.

Half of the unit is currently fitted as a sales showroom and the remainder is presented to shell.

The unit has an approx. net internal floor area of **125.84 sq m (1,355 sq ft)**

GUIDE PRICE / RENT

Price on application

VAT

We are informed VAT is applicable.

TENURE

All enquiries invited.

PLANNING

We are led to believe that ground floor units benefit from Class E use. Interested parties are advised to make their own enquires with the local planning authority.

BUSINESS RATES

To be re-assessed.

EPC

To be re-assessed

FURTHER INFORMATION & VIEWING

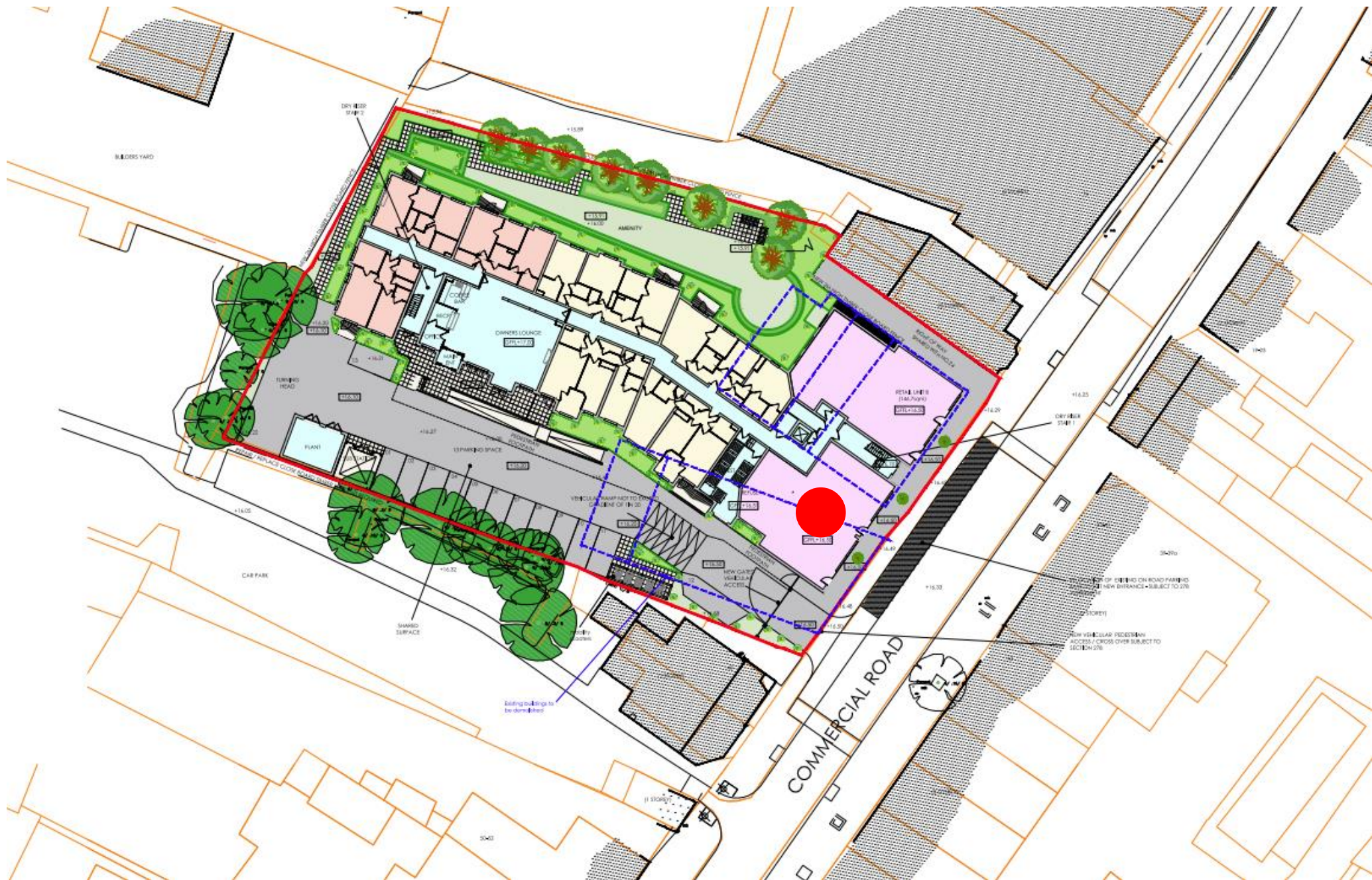
For further information or to arrange an inspection, please contact sole selling agents BRACKETTS

01732 350503

Dominic Tomlinson
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Subject to contract

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.



For identification purposes only

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APPROX. 125.84 SQ M(1,355 SQ FT)

UNIT 1
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PADDOCK WOOD
KENT
TN12 6EL

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