



Shop In Affluent Market Town – To Let
Adjoining Boots Pharmacy

LOCATION

Tenterden is an affluent market town in the Borough of Ashford in Kent, situated c. 20 miles northeast of Hastings and 11 miles southwest of Ashford, with a population of c. 8,000.

The town is served by excellent bus links to the surrounding areas, whilst the town also benefits from good road communications and is equidistant between the A21 and M20, linking Tenterden to the Channel Tunnel, ports at Dover and surrounding coastal towns.

The property occupies a prominent trading position on Eastwell Parade, adjoining **Boots Pharmacy** and an independent hairdressers, and is located opposite **Caffé Nero**, **Waitrose** and the Recreation Ground Road Car Park which offers 222 car parking spaces.

The town centre otherwise comprises a diverse mix of independent and national retailers, including **British Heart Foundation**, **British Red Cross**, **Paydens Pharmacy**, **Prezzo**, **Waterstones**, **White Stuff**, **Costa Coffee**, **Crew Clothing**, **Fat Face**, **M&CO**, **Mint Velvet** and **Majestic Wines**, whilst a **Tesco Superstore** is also within a short walking distance of the subject property.

ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor area:-

Gross Frontage	4.67 m	15 ft 4 ins
Internal Width (max)	4.57 m	15 ft 0 ins
Shop and Built Depth	14.27 m	46 ft 10 ins
Ground Floor Sales	62.99 sq m	678 sq ft
Ground Floor Store	27.59 sq m	297 sq ft
Total NIA	90.58 sq m	975 sq ft

The property benefits from rear servicing.

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£25,000 per annum**, subject to a mid-term upward only rent review.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available upon request.

RATING ASSESSMENT

Current Rateable Value	£24,500
Rateable Value from 1st April 2023	£15,500
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract & Exclusive of VAT

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