



Retail Units within a New Scheme – To Let

DESCRIPTION

Sellindge village in Kent is conveniently located a few minutes from the M20 motorway, 9 miles from Ashford and 10 miles from Folkestone.

The mixed-use Local Centre forms part of a new housing development which includes a parish office, village green and community car park as well as residential units. Sellindge Primary School, the Village Hall and the Sellindge Surgery Medical Centre are close by. The two ground floor retail units are suitable for a variety of uses within Use Class E.

ACCOMMODATION

The units are arranged over ground floor, providing the following approximate areas:-

Unit 1	94.2 sq m	1,013 sq ft	Available
Unit 2	99.8 sq m	1,074 sq ft	Under Offer

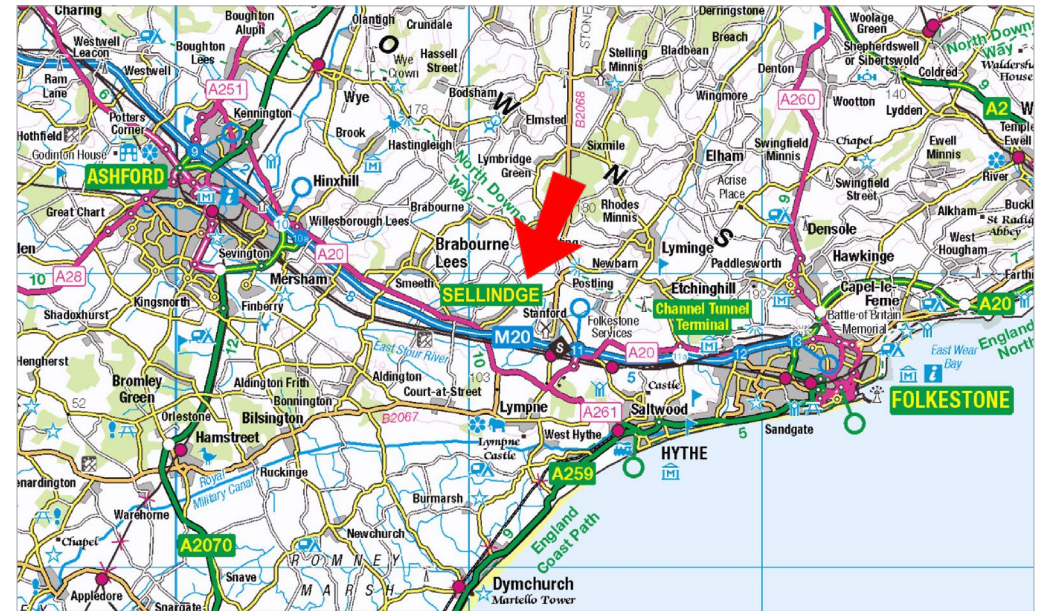
The units are to be handed over in shell condition.

TERMS

Unit 1 is available by way of a new 10 year effectively full repairing and insuring lease at a commencing rent of **£25,000 pa**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

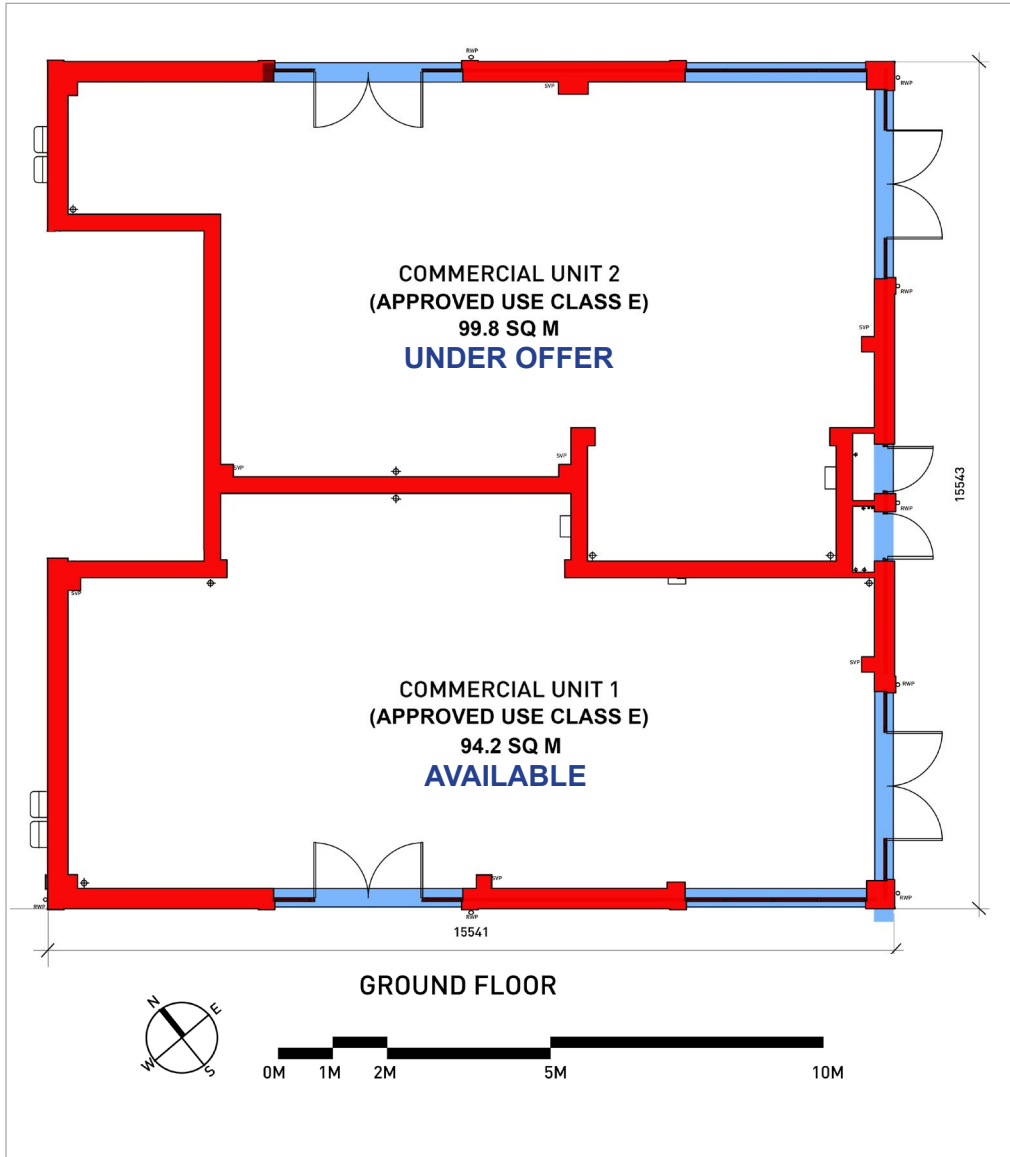


www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001



@CradickRetail



LEGAL COSTS

Each party are to bear their own legal and professional costs incurred in each transaction.

CONTACT

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

Jack Pearman
01892 707511
07483 361559

jpearman@cradick.co.uk

Alex Standen
01892 707577
07770 935263

astanden@cradick.co.uk



Subject to Contract & Exclusive of VAT

www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

