



Shop To Let – Adjoining **TESCO**

LOCATION

The village of Aylesford is located in the Tonbridge and Malling District of Kent, approximately three miles north west of Maidstone, with a population of 4,548 (2001 census).

The property is situated along the busy Leybourne Way, just off J4 of the M20 motorway. The property occupies a prominent trading position adjoining the **Tesco Extra** superstore and attached filling station.

The store incorporates a café, pharmacy and **F&F Clothing**, and trades from 6 am to midnight Monday to Saturday and 10 am to 4 pm on Sundays.

ACCOMMODATION

The property is arranged as a ground floor lock-up shop with the following approximate dimensions and net internal floor area:-

Gross Frontage	5.85 m	19 ft 2 ins
Internal Width (max)	6.22 m	20 ft 5 ins
Shop and Built Depth	14.33 m	47 ft
Ground Floor Sales Area	89.1 sq m	959 sq ft

The property benefits from shared use of the c. 500 Tesco Extra parking spaces offering free parking for up to three hours.

The lease also includes **two dedicated car parking spaces** for the tenant's sole use.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rent of **£27,500 pa**, subject to a five year upward only rent review.

Service charge – on application.

RATING ASSESSMENT

Current Rateable Value	£18,250
Rate in the £ (2023/24)	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

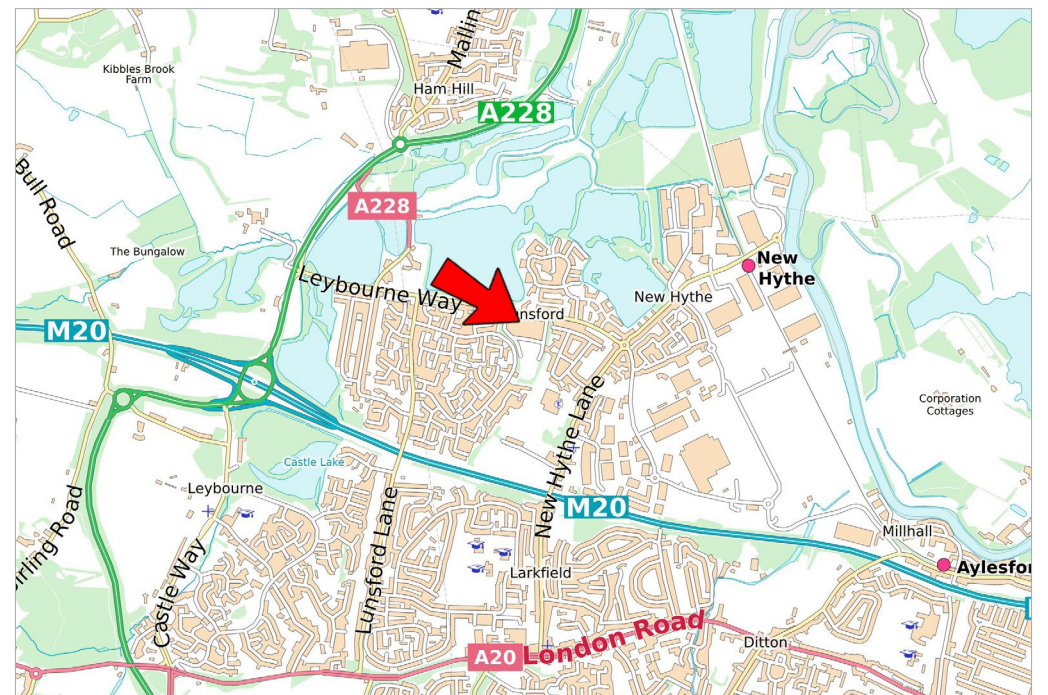
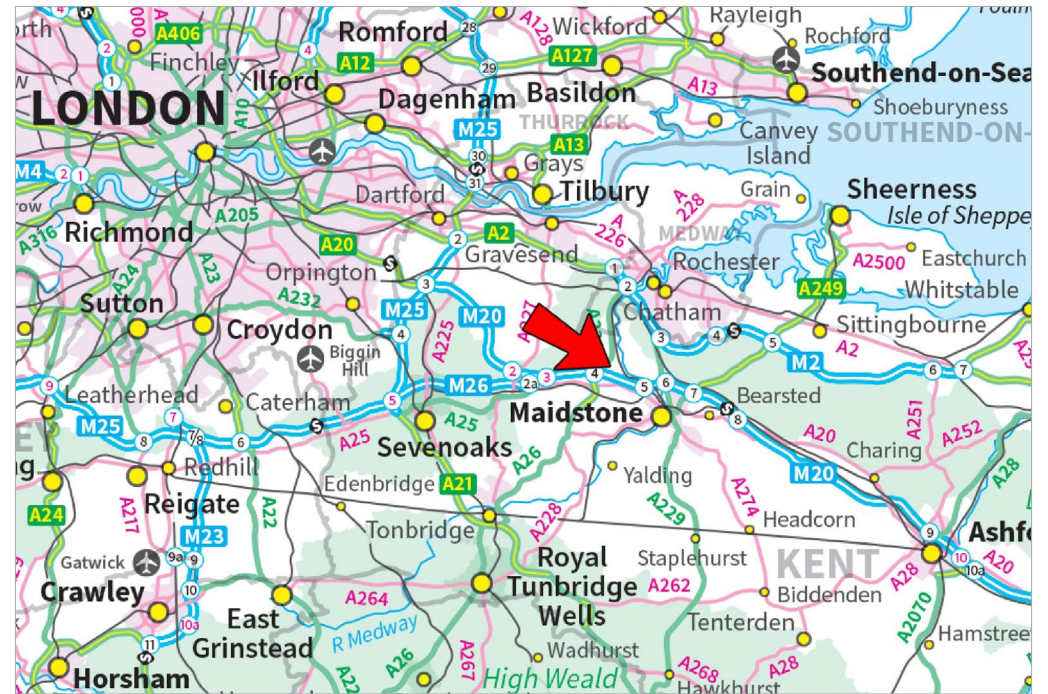
For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT





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