

Stafford Perkins

CHARTERED SURVEYORS

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4 The Fairings, Tenterden, Kent, TN30 6QX



TOWN CENTRE LOCK-UP RETAIL PREMISES

TO LET

- Central position in parade of similar shops
- Retail area 200 sq. ft.
- First floor stockroom/office of 134 sq. ft.
- New lease available

Rent: £7,800 per annum exclusive

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

No 4 The Fairings lies at the northern end of this parade of shops which itself lies in a north south orientation in the "V" of the A28 Ashford Road and B2067 Oaks Road at the north eastern end of Tenterden High Street. Tenterden, one of the ancient Cinque Port towns, having a population of approximately 4,000 inhabitants, is located in the Weald of Kent some 16 miles south east of Maidstone, the county town and approximately 12 miles south west of Ashford. It is a thriving, popular town having an established retail trade; other occupiers in the town centre include East, Fat Face, White Stuff and WH Smith.

DESCRIPTION

This lock-up shop unit provides a ground floor sales area of approximately 200 sq ft decorated to a high standard benefiting from a timber and glazed shop window to the front elevation. On the first floor is an area of storage/office accommodation of approximately 134 sq ft, in addition there is kitchen and WC accommodation.

ACCOMMODATION

Ground floor sales area	200 sq. ft.
First floor storage/office	134 sq. ft.

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £7,300. The uniform business rate multiplier for the year 2022/23 is 49.9p. Small Business Rate Relief at 100% is available for qualifying occupiers.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £7,800 per annum exclusive with rent reviews linked to RPI.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

Unit 4 has an Energy Performance rating of 74 (Band C). Full recommendation report and certificate available on request.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.