

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

20 High Street
Lydd, Kent TN29 9AJ

W3W: [directly.prank.sobbed](https://www.directly.prank.sobbed)



CENTRALLY LOCATED OFFICE/RETAIL PREMISES

TO LET

- New Lease available
- Self-Contained
- Immediate Availability
- One reserved car parking space

Rent Sought: £675 per calendar month 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

20 High Street is located in the centre of Lydd on the northern side of the High Street mid-way between its junctions with New Lane and Cannon Street.

Lydd is a small historic town of approximately 7,000 inhabitants and is located centrally within the Romney Marsh some 20 miles south of Ashford and 8 miles due east of Rye. The nearest major towns are Folkestone and Ashford which both benefit from fine communications networks via the A20/M20 and mainline railway services. The International Passenger Station at Ashford can give direct access to northern continental Europe via Eurostar, and London is some 38 minutes distant via HS-1. The Channel Tunnel terminal at Cheriton is approximately 16 miles to the east.

DESCRIPTION

This Grade II Listed building dating back at least a couple of hundred years provides accommodation on both ground and first floor totalling a little over 500 sq.ft. Having previously been a residential dwelling, it has more latterly been a restaurant, and estate agent and more recently offices of an accountant, and is suitable for a variety of uses within the 'E' use class. It comprises a main sales/office area on the ground floor of nearly 200 sq.ft. with a large kitchen of over 100 sq.ft. at the rear plus WC facilities. The first floor provides further office accommodation of over 160 sq.ft. with a good sized WC/bathroom additionally.

The premises benefit from secondary double glazing, gas fired central heating and a high standard of decoration and are ready for immediate occupation.

Externally there is a reserved car parking bay with security bollard.

ACCOMMODATION

<u>Ground Floor</u>	Office	192 sq.ft.
	Kitchen	102 sq.ft.
	Plus WC	
<u>First Floor</u>	Office	163 sq.ft.
	WC/Bathroom	37 sq.ft.

SERVICES

Mains water, gas and electricity are connected to the premises.

BUSINESS RATES

The premises are assessed as 'office and premises' and have a rateable value of £3,050 .

The uniform business rate multiplier for the year 2024/25 is 49.9p. Occupiers should be able to benefit from Small Business Rate Relief, subject to status.



TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent of £675 pcm is being sought. It is not thought that VAT is applicable to the rent.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are under the 50m² threshold and as such do not require an Energy Performance Certificate.

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

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenant*