



1st & 2nd Floor

37 High Street, Tenterden, TN30 6BJ

**Prominent commercial
premises overlooking
High Street**

711 to 1,477 sq ft
(66.05 to 137.22 sq m)

- Refurbished offices
- Front display windows
- High street signage
- LED lighting
- Mainly open plan
- Suitable for a variety of businesses
- Available as whole or separate floors

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Summary

Available Size	711 to 1,477 sq ft
Rent	. Rent payable quarterly in advance and exclusive of any other outgoings.
Rates Payable	£9,552 per annum The property is currently assessed as individual floors. Rateable Value: 1st Floor - £11,000, 2nd Floor - £8,900. The tenant is responsible for paying the business rates to the local authority and should make direct contact regarding potential rates concessions.
Rateable Value	£19,900
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (114)

Description

The premises, which form part of a characterful, listed Grade II building, are approached from a generous window display area directly off the High Street.

A straight staircase leads to the first floor, predominantly open plan, formerly used as a solicitors' and estate agents' sales office. The premises have been fitted with LED lighting and are ready to occupy with male and female WC's and kitchenette. The premises are available as a single let or floor by floor.

Location

Tenterden is an attractive historic market town located on the A28 between Ashford and Hastings, approximately 18 miles south of Maidstone and 22 miles east of Tunbridge Wells. The town provides an excellent range of high quality shops where numerous multiples and independent retailers are represented.

The property is situated in a prime pitch opposite Santander and close to the pedestrian crossing. On street parking as well as Waitrose and Tesco's car parks are nearby.

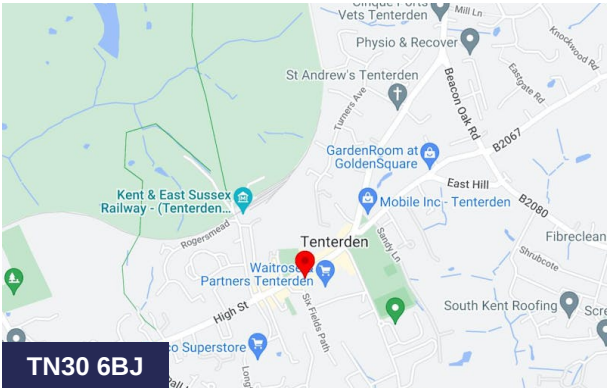
Accommodation

The accommodation comprises the following net areas:

Name	sq ft	sq m
1st - Office	711	66.05
2nd - Office	766	71.16
Total	1,477	137.21

Terms

The offices are available on a new lease for a term to be agreed as a whole or on individual floors.



Viewing & Further Information



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