



## 8-9 East Cross

Tenterden, TN30 6AD

### Prominent Grade II listed retail premises

**709 sq ft**  
(65.87 sq m)

- One shop (No 9) remaining
- New lease
- Elegant listed buildings
- Historic and affluent market town
- Attractive front gardens

# 8-9 East Cross, Tenterden, TN30 6AD

## Summary

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Available Size | 709 sq ft                                                                                                                 |
| Rent           | £12,500 per annum                                                                                                         |
| Business Rates | The property is to be re-assessed. The tenant is responsible for paying business rates direct to Ashford Borough Council. |
| Service Charge | There is a service charge to cover external common parts, further information upon request                                |
| VAT            | We understand that VAT is not payable.                                                                                    |
| Legal Fees     | Each party to bear their own costs                                                                                        |
| EPC Rating     | C (51)                                                                                                                    |

## Description

The property has been divided into 2 self contained shops, the larger of which has been let to Premier Travel Ltd. The remaining unit (No 9) comprises ground floor sales, kitchen, basement storage, WC and small rear garden

## Location

Tenterden is an attractive historic market town 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 highly visible location at the eastern end of the high street adjacent to on street parking.

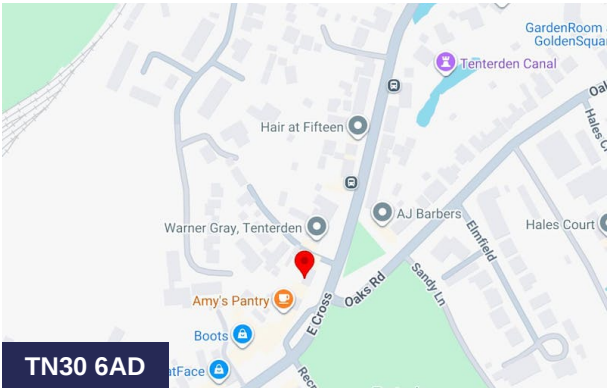
## Accommodation

The accommodation comprises the following areas:

| Name                     | sq ft | sq m   | Availability |
|--------------------------|-------|--------|--------------|
| Building - No.8 Total    | 1,106 | 102.75 | Let          |
| Ground - No.9 Sales Area | 435   | 40.41  | Available    |
| Ground - No.9 Kitchen    | 93    | 8.64   | Available    |
| Basement - No.9 Storage  | 181   | 16.82  | Available    |
| Building - No.9 Total    | 709   | 65.87  | Available    |

## Terms

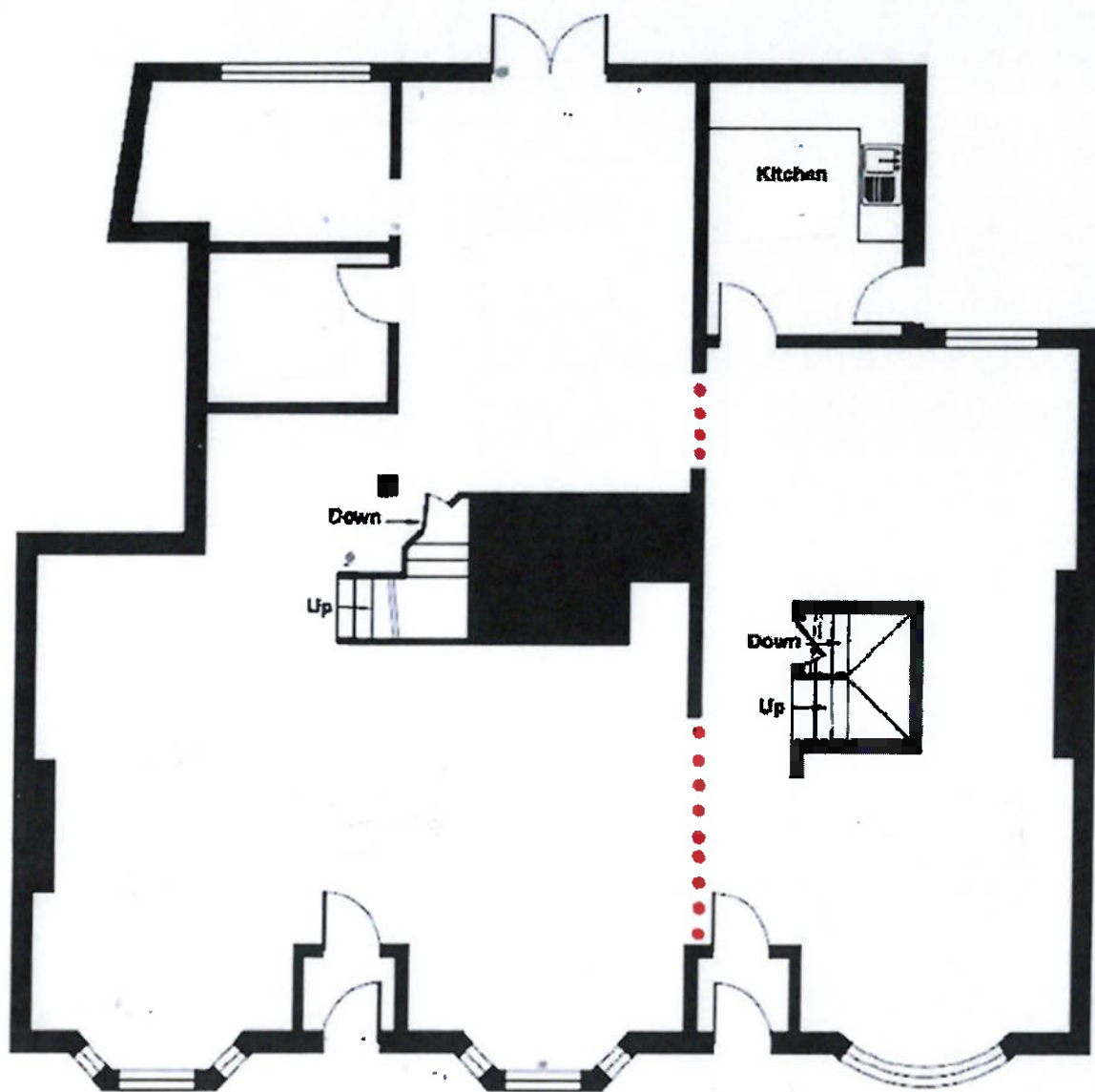
New effective full repairing and insuring lease for a term to be agreed.



## Viewing & Further Information

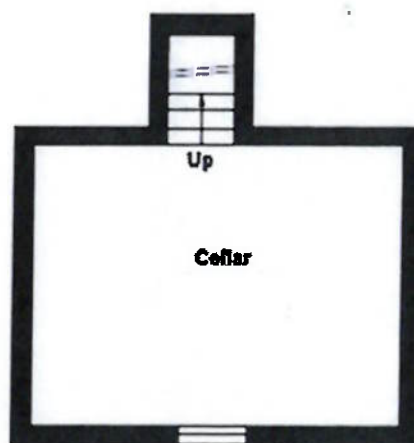
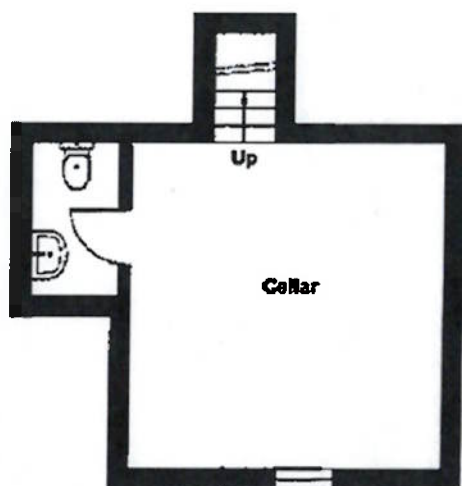


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No. 8 East Cross

No. 9 East Cross



Not to scale