

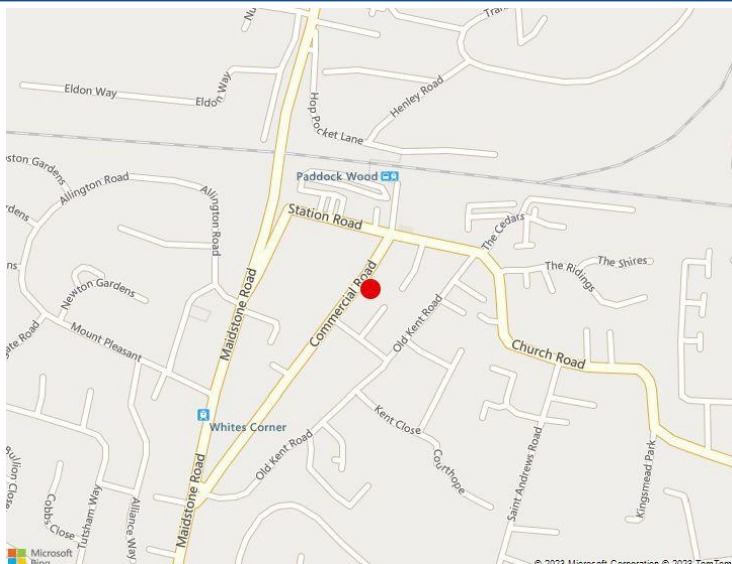
5 COMMERCIAL ROAD, PADDOCK
WOOD, TONBRIDGE, KENT, TN12 6EN



RETAIL UNIT TO LET

- Situated within popular parade
- £19,500 per annum
- Within close proximity of Paddock Wood Train Station
- 2 car parking spaces

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Location

The property is located within the ground floor of the Paddock Wood Business Centre, which is centrally located on the High Street of Paddock Wood. The property is located within a parade of retail units with a variety of national and independent occupiers nearby including Tesco Express, Costa, Greggs, Natwest and Nationwide.

Paddock Wood is a market town approximately 8 miles to the north east of Tunbridge Wells and serves the popular and affluent residential villages of Matfield, Brenchley and Horsmonden. The property is within 100 yards of the mainline train station, providing regular services to London.

Accommodation

The property comprises a ground floor retail unit with sales area, kitchenette and WC set behind fully glazed frontage.

The unit benefits from 2 demised car parking spaces to the rear and extends to approx:

Area	Sq Ft	Sq M
Sales Area	400	37.1
Storage/Kitchenette	366	34.0
Total NIA	766	71.1

Subject to contract

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation.

Rent

£19,500 per annum exclusive

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £13,750 from 1 April 2026.

The multiplier for 2026/2027 is set to be 38.2p in the £, assuming retail, hospitality or leisure use.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

Legal Costs

Each side to bear its own legal and professional costs.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Service Charge

Service charge to cover the upkeep and maintenance of the common parts.

EPC

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Viewings



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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.