

64 High Street

Tenterden, Kent TN30 6AU



- Attractive Grade II Listed Building
- Large Glazed Frontage
- Suitable for a Variety of Uses Within Class E (to Include Retail, Café, Surgery, Office & Leisure)
- Potential for Complete Small Business Rates Schemes (If Eligible)

**BUSINESS UNIT
TO LET**

75.2 m² (807 sq ft) approx.

LOCATION

The property is located in Tenterden, a picturesque and affluent Wealden town 10 miles southwest of Ashford, situated just off the A28 which runs between Ashford and Hastings.

The property is positioned in a prime trading location on the High Street.



DESCRIPTION

The property comprises part of an attractive Grade II Listed building, forming a 'lock-up' shop arranged as an open sales area on the ground floor with staff and storage areas on two upper floors.

It is finished to a modern specification having a large glazed frontage, modern electric heating, a mix and wooden and carpeted flooring, and modern lighting.

The property has recently undergone a substantial refurbishment which includes a modern fitted kitchen, and shower room at first floor level.

There is an additional WC to the rear of the property and accessed from an external shared courtyard.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Sales	30.7	330
First	Office & Staff	29.1	312
Second	Stores	15.4	165
Total		75.2	807

TERMS

The property is available to let by way of a new Full Repairing & Insuring (FR&I) Lease for a term to be agreed.

RENT

Our client is seeking a rent of £15,000 per annum (exclusive).

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

INSURANCE

The Landlord will arrange for buildings insurance with the Tenant responsible for reimbursing the annual premium. The allocation for the year ending March 2027 is £763.03.

BUSINESS RATES

The property has been assessed as follows:

Shop & Premises	£11,250
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If eligible, occupiers may therefore benefit from complete small business rates relief.

FINANCE ACT 1979

The rent is quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party are to bear their own legal and professional costs.

USE

The property is deemed suitable for usage within a variety of uses within Class E to include, but not limited to:

- Retail
- Cafe
- Office
- Surgery/ Clinic
- Leisure

EPC

A copy of the Energy Performance Certificate can be provided upon request.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

PHOTOGRAPHS

The photographs were taken in June 2026.

PLANS

Any plans provided are for indicative purposes only.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all prospective Tenants. Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Sibleypares.co.uk











SWIFT
0800-393515

TOILET















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