



**SHOP
TO LET**

**11 Commercial
Road
Paddock Wood
Tonbridge
TN12 6EN**

LOCATION:

The property is located a two minute walk away from the train station. Commercial Road serves as the main retail offering in Paddock Wood. There are a number of national retailers located nearby including Tesco Express, Greggs, Costa and Waitrose.

ACCOMMODATION:

The premises is currently divided into partitioned areas. The property has the benefit of a rear kitchen and storage areas and has 5 car parking spaces to the rear.

Retail: 1,474 sq.ft
Stores: 192 sq.ft
Total 1,666 sq.ft NIA

TENURE:

The property is available on the basis of a sub-lease or an assignment.

USE:

A1 or A2 permitted.

Marchmont Surveyors Limited t/a Marchmont Chartered Surveyors give notice to anyone who may read these particulars as follows: Whilst every care is taken in the presentation of these particulars Marchmont Chartered Surveyors and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

RENT:

Rental offers invited - guiding £30,000 pa

EPC:

Available on request

Legal Costs:

Each party to bear their own

RATES:

We understand from the Local Rating Authority that the current rateable value for the property is £28,500

VIEWING:

Strictly by appointment with the sole agents

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