Prime Trading Location

For Sale Or To Let

BARSLEYS, 16-20 COMMERCIAL ROAD PADDOCK WOOD, TONBRIDGE TN12 6EJ



LOCATION

Situated 8 miles southwest of Maidstone and 7 miles from Tunbridge Wells just off the A228. Commercial Road is the main prime shopping area of Paddock Wood. Other businesses in the vicinity include Tesco Express, Jempsons, Costa Coffee, Greggs, Nationwide Building Society, Waitrose and a wide variety of independent local traders. Close by is a mainline station and local free 1 hour car parks.

ACCOMMODATION

The premises comprise a large, spacious store with frontage to Commercial Road and with an additional showroom with frontage to Station Road together with 1st floor retail and coffee shop.

Approx. internal width	63'	(*19.2m*)
Main store depth	124'	(*37.8m*)
Total ground floor retail area	**~13,300 sq ft**	**(*1,235.6 sq m*)**
Total 1st floor retail area	**~7,658 sq ft**	**(*711.4 sq m*)**

Nb. Measurements taken from architect's drawings - *to be verified.*

Total overall area	**~20,959 sq ft (*1,947.1 sq m*)**





Ground Floor

continued

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2. 16 Commercial Road, Paddock Wood



Ground Floor



1st Floor



1st Floor Cafe



1st Floor Cafe



Showroom

To the rear of the property is access to the Station Road showroom with additional storage and office accommodation at 1st floor level.

TERMS

Leasehold A new 15 year lease on a normal full repairing & insuring basis with reviews every 5 years at a commencing rent of £145,000 per annum exclusive of rates.

Freehold Offers in the region of £1.9 million with full vacant possession upon completion.

RATES Local Authority: Tunbridge Wells UBR (26/27): 48.0p
Rateable value £62,000

continued

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The Property Ombudsman
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Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. **16 Commercial Road, Paddock Wood**

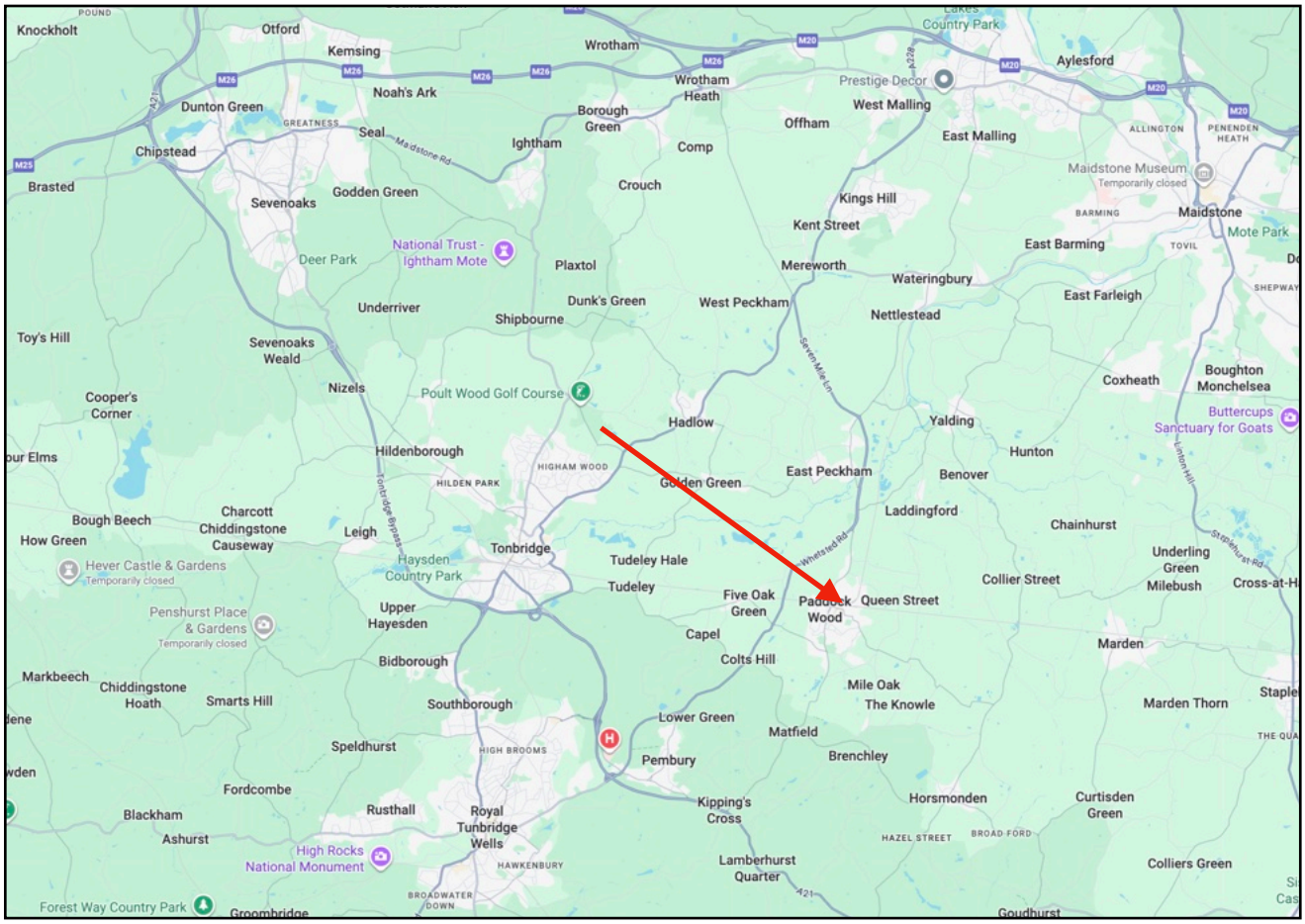
VAT Under the Finance Act 1989 VAT may be chargeable on the rental/price. It is recommended that a prospective tenant/purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC The building is energy efficient with LED lighting, solar panels and Tesla batteries installed. Energy performance certificate Band C (59).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**
On no account should any members of staff be approached.

262904



4. **16 Commercial Road, Paddock Wood**

