MARTINE WAGHORN
CHARTERED SURVEYORS

Retail
To Let

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.

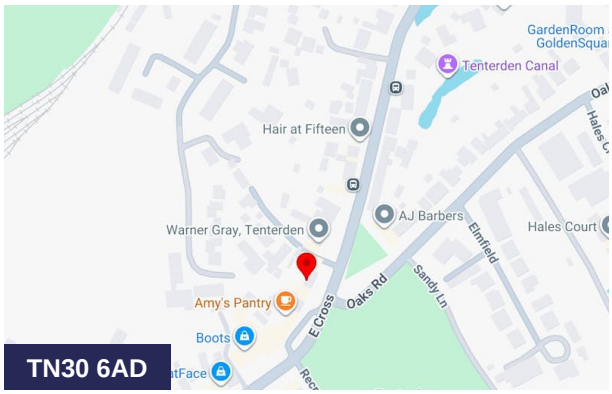
Accommodation

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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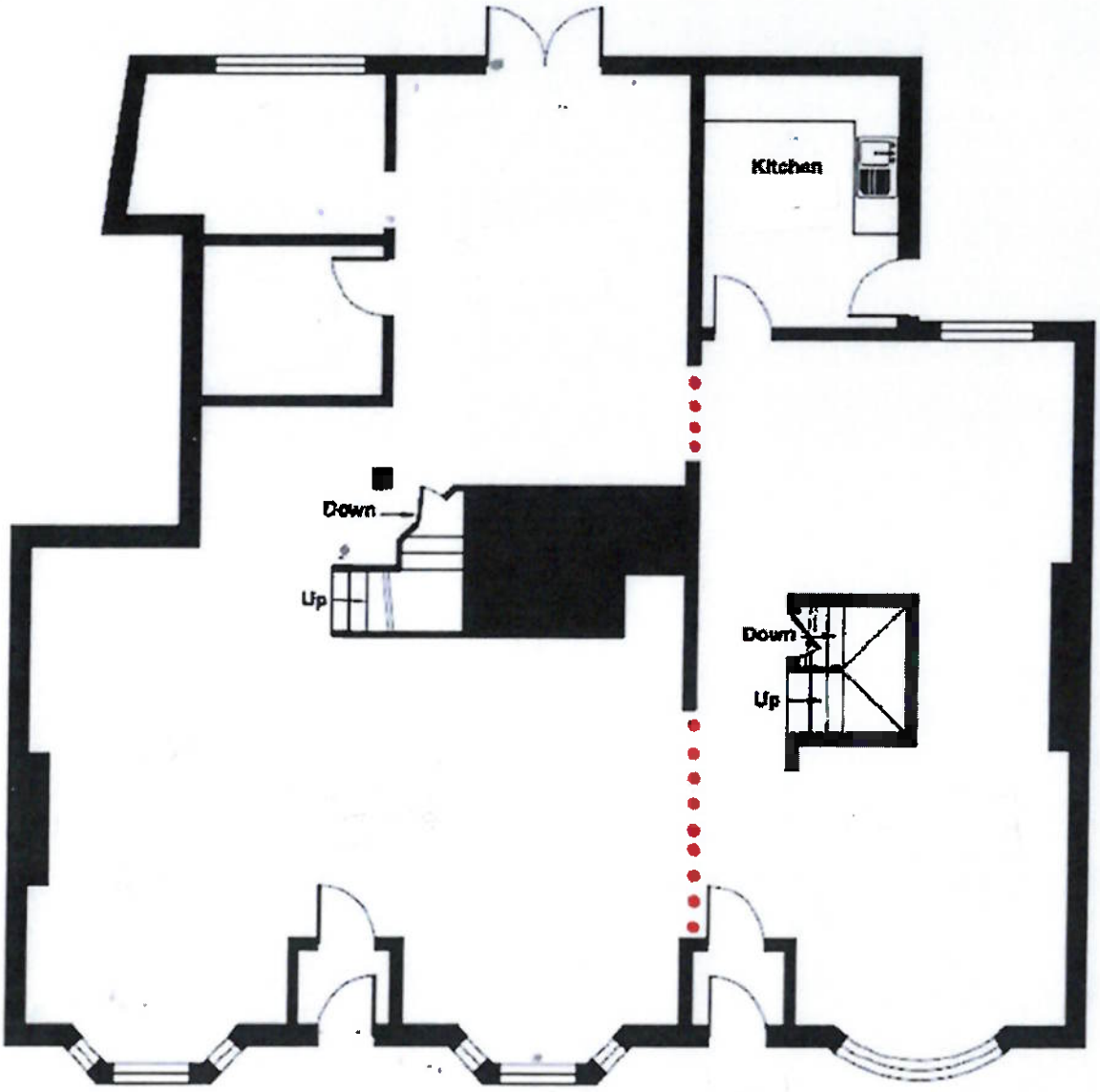
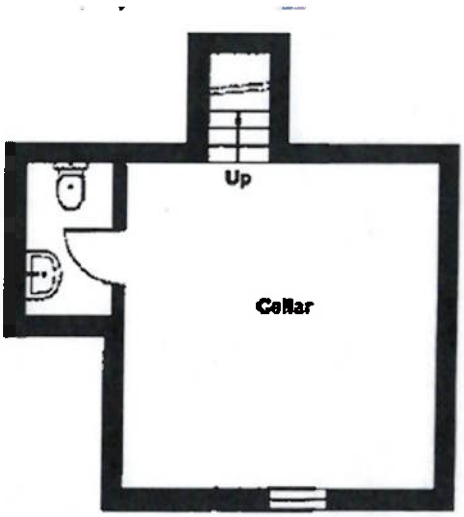
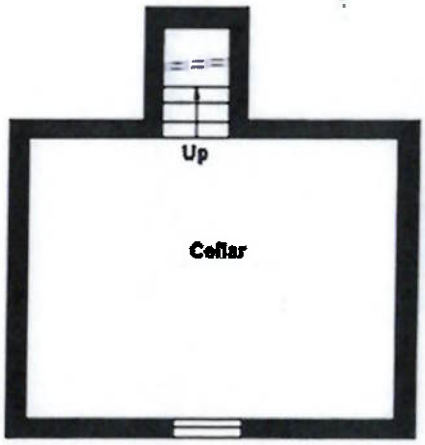


No. 8 East Cross

No. 9 East Cross





Not to scale