

**BISHOP
WHITEHEAD**
CHARTERED SURVEYORS

**PRIME
FREEHOLD RETAIL
INVESTMENT
FOR SALE**



**28 HIGH STREET
TENTERDEN
KENT
TN30 6AR**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

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CHARTERED SURVEYORS

LOCATION:

Tenterden is a picturesque market town in the heart of Kent, with a strong retail presence, supported by an affluent surrounding population.

The property occupies a highly prominent, prime retail pitch with traders in the same parade including Crew, Monsoon, Femme Fatale and Moshulu. Other occupiers in the town include Waitrose, East, Cafe Rouge, Waterstones and Laura Ashley..

DESCRIPTION:

A Grade 2 Listed Building, the property comprises ground and first floor retail premises with ancillary offices and storage. It currently trades as Rising Star selling high quality giftware.



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ACCOMMODATION:

Ground Floor

Retail Approx. 350 sq.ft. 32.6 m²

First Floor

Retail, kitchen and ancillary Approx. 365 sq.ft. 33.9 m²

RATES: The property has a current rateable value of £22,250.

TENANCY: The property is let on full repairing and insuring terms for 10 years expiring on 3rd September 2019. The current rent of £19,000 per annum increases to £20,000 per annum from 4th September 2017. The landlord holds a rent deposit of £8,500

EPC: The property is exempt from requiring an Energy Performance Certificate

TERMS: We are instructed to invite offers in excess of £285,000 for the freehold interest in the property subject to the tenancy outlined above. VAT will not be applicable.

LEGAL COSTS: Each party to bear its own costs

*For further information and viewing, contact Tim
Bishop on 01732 897997*

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