



## 25A High Street

Westerham, TN16 1RA

**Character ground floor  
retail/office to let opposite  
the Co-operative Food store**

**261 sq ft**  
(24.25 sq m)

- Undergoing refurbishment
- Heating to be installed
- To be re-wired
- Sales/Office area with separate kitchen area
- New lease available
- Under the small business rates relief threshold

# 25A High Street, Westerham, TN16 1RA

## Location

The property is situated on the south side of the busy High Street (A25) on the corner of Lodge Lane and opposite Croydon Road. The town's main supermarket, the Co-operative Food Store, is situated directly opposite. Other nearby retailers include Coughlans Bakery, Hospice in the Weald, Nationwide Building Society, Costa Coffee and the recently opened Esquire Coffee. The town is also home to a number of established lifestyle businesses, as well as an array of highly acclaimed restaurants.

## Description

Available for the first time in decades, this character ground floor retail unit provides an exciting opportunity to acquire a new lease on an affordable and highly visible premises in the heart of the town. The property is currently being refurbished to include new wiring, heating, flooring, kitchen area and will be decorated throughout. Access is via a timber front door into a lobby area with a door through to the main shop measuring approximately 20' deep by 11'5" wide. There is an additional small room off the entrance lobby in which a new tea point will be installed. The property also has its own cloakroom.

## Accommodation

The property has the following approximate floor areas:

Name	sq ft	sq m
Ground - Sales	216	20.07
Ground - Ancillary	45	4.18
<b>Total</b>	<b>261</b>	<b>24.25</b>

## Use

Previously used as a travel agency, the property has retail / office use which now falls under Use Class E of the updated Use Classes Order. Use as a barbers/hairdressers will not be permitted.

## Terms

The property is available to rent on a new lease for a term to be agreed subject to periodic rent reviews.

## Rent

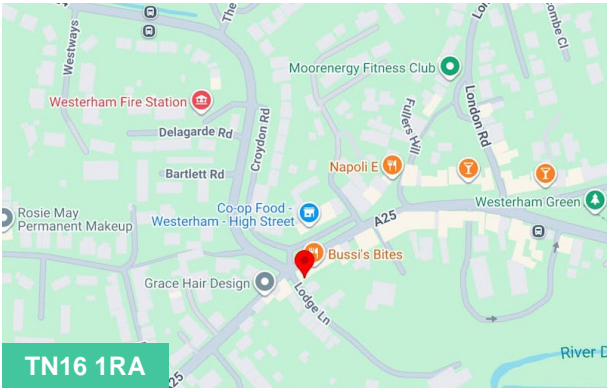
£10,200 per annum exclusive. The landlords have not opted to tax, so currently VAT will not apply.

## Business Rates

An incoming tenant may qualify for 100% small business rates relief (sbrr), i.e., no business rates to pay. This applies while the sbrr scheme remains valid. Further information is available on request.

## Anti Money Laundering

On agreement of terms, a new tenant will be required to provide all relevant information prescribed by HMRC in relation to the AML regulations.



## Summary

<b>Available Size</b>	261 sq ft
<b>Rent</b>	£10,200 per annum
<b>Rates Payable</b>	£4,441.10 per annum <small>An occupier may benefit from 100% small business rates relief.</small>
<b>Rateable Value</b>	£8,900
<b>EPC Rating</b>	D (98)

## Viewing & Further Information

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Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 27/08/2025