



8-9 East Cross

Tenterden, TN30 6AD

Prominent Grade II listed retail premises

709 to 1,815 sq ft
(65.87 to 168.62 sq m)

- Two shops or combined as one
- New lease(s)
- Elegant listed buildings
- Historic and affluent market town
- Attractive front gardens

8-9 East Cross, Tenterden, TN30 6AD

Summary

Available Size	709 to 1,815 sq ft
Rent	No.8 £25,000 per annum, No.9 £12,500 per annum.
Rates Payable	£19,425 per annum The properties are currently assessed as a whole. The tenant is responsible for paying business rates direct to Ashford Borough Council.
Rateable Value	£35,000
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 occupied for many years by a travel agent as combined units but logically this could now be split into two separate units with their own facilities.

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.

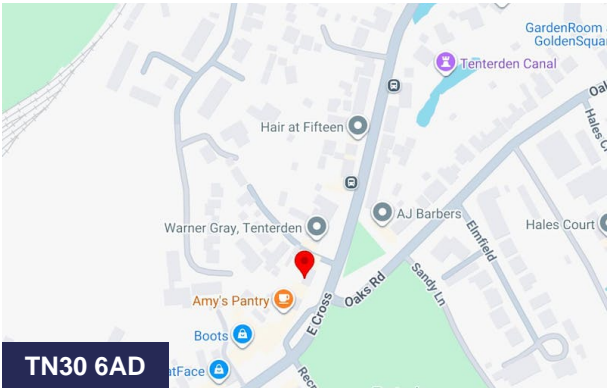
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - No.8 Sales Area	900	83.61
Basement - Storage / WC	206	19.14
Building - No.8 Total	1,106	102.75
Ground - No.9 Sales Area	435	40.41
Ground - No.9 Kitchen	93	8.64
Basement - No.9 Storage	181	16.82
Building - No.9 Total	709	65.87
Building - No.8 - 9 TOTAL	1,815	168.62

Terms

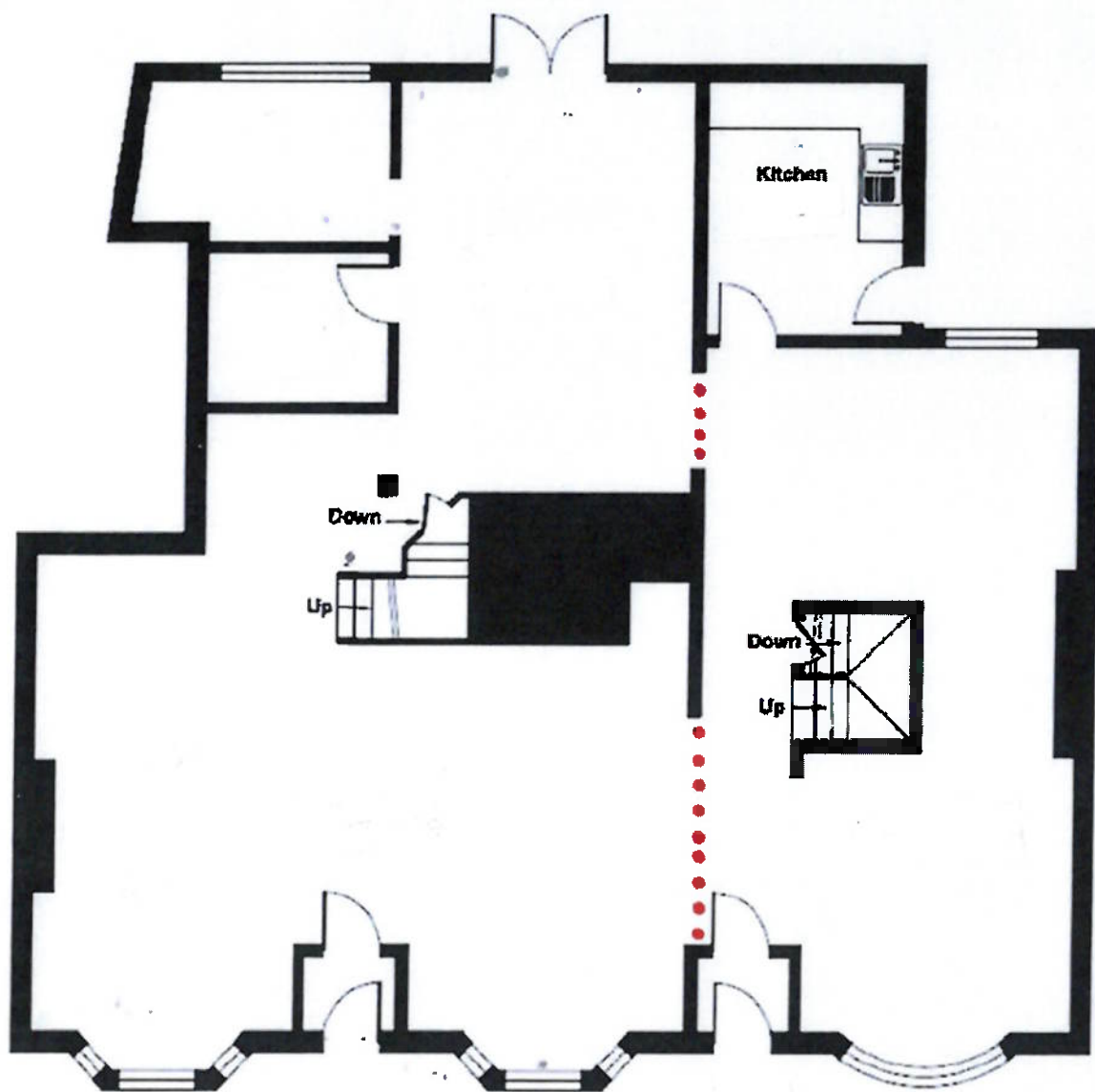
New effective full repairing and insuring leases for a term to be agreed.



Viewing & Further Information

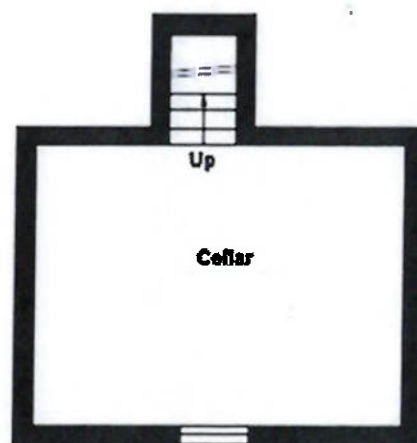
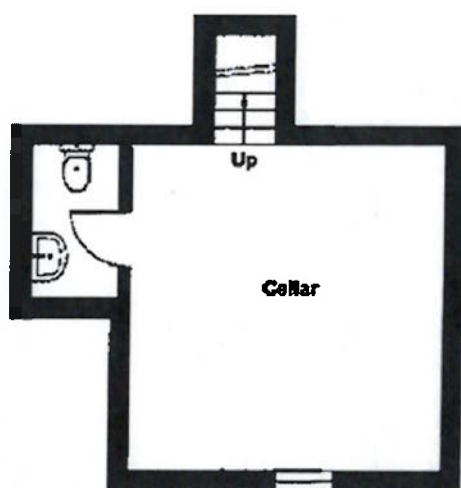


Robert Martine
01622 672233 | 07812 164698
rmm@martinewaghorn.co.uk



No. 8 East Cross

No. 9 East Cross



Not to scale