



## 16 High Street

Westerham, TN16 1RF

**Retail/commercial space to  
let on the edge of  
Westerham town centre**

**390 sq ft**  
(36.23 sq m)

- New lease available
- Under the small business rates relief threshold
- Previously used as a hairdressers
- Kitchen & cloakroom facilities
- Basement storage could be made available

# 16 High Street, Westerham, TN16 1RF

## Description

16 High Street is a ground floor commercial unit providing retail or office space on affordable and flexible terms. Previously occupied by a hairdressing business, the property has two areas with access at the rear to a kitchen and a cloakroom which are shared with the first floor office occupiers. There is also a basement storage area of circa 140 sq ft which could also be made available by separate negotiation.

## Location

The property is situated on the north side of the High Street (A25) close to its junction with New Street on the western fringe of the town. The property is adjacent to the optician, Westerham Eyecare and close to Springshaw Dental Practice. Other retailers in the town include the Co-operative Food Store, 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.

## Accommodation

The property has the following approximate floor areas:

Name	sq ft	sq m
Ground - Sales	390	36.23
<b>Total</b>	<b>390</b>	<b>36.23</b>

## Terms

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

## Rent

£10,500 per annum exclusive. The landlords have not opted to tax, so currently VAT will not apply.

## Anti Money Laundering

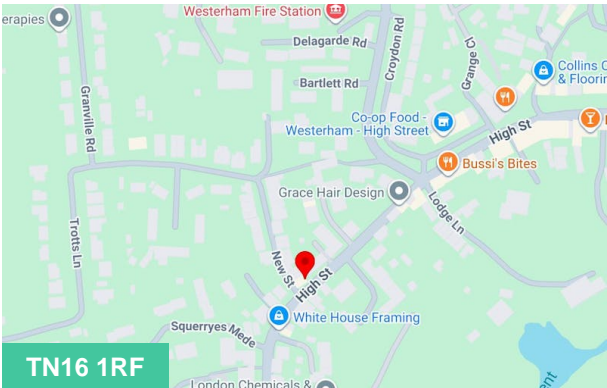
On agreement of terms, a new tenant will be required to provide all relevant information prescribed by HMRC in relation to the AML regulations.

## Business Rates

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

## Use

Previously used as a hairdressers, the property has retail use which now falls under Use Class E of the updated Use Classes Order.



## Summary

Available Size	390 sq ft
Rent	£10,500 per annum
Rates Payable	£4,540.90 per annum <small>An occupier may benefit from 100% small business rates relief.</small>
Rateable Value	£9,100
EPC Rating	D (98)

## Viewing & Further Information

**David Robinson**  
01959 563800  
david.robinson@karrison.co.uk

or visit [karrison.co.uk](https://www.karrison.co.uk)



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 24/11/2025