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## RETAIL PROPERTY



# 14 High Street, TONBRIDGE, Kent, TN9 1EJ

## SHOP TO LET

### Location

The property is located to the south of the High street close to the rail station. Nearby occupiers include Boots, New Look, Greggs, Poundstretcher, Dominos Pizza, Card Factory and Ian Chatfield .

### Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	257	2,771
Can be split into 2 units		
Left side	125	1,350
Right Side	116	1,250

### Rent

The premises are available by way of a new effective FRI lease for a term to be agreed with 5 yearly upward only rent reviews.

The whole of the ground floor could be leased at a rental of **£55,000pax**.

The smaller sub divided units are available at **£28,500pax**

### Planning

The Use Class E – Previous QSR restaurant

### Rates

The whole premises have a rateable value of £53,000 in the 2019 list. However this will need to be reassessed. Interested parties are strongly advised to make their own enquiries.

### VAT

The property has been elected for VAT purposes.

### Possession

Spring 2021

### Energy Performance Certificate (EPC)

Rated E. Full EPC report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the joint agents:

#### Michael Perkins

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