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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:

Internal Width	13.2m	45'3"
Floor Area	Sq M	Sq Ft
Ground Floor	240	2,578

### 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**.

There is a possibility to subdivide. More info on request.

### 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

Immediate

### 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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