



**17 High Street**

Tenterden, TN30 6BN

## Characterful Lock-up Shop

**821 sq ft**  
(76.27 sq m)

- Historic Retail Premises
- Grade II Listed
- Prime Trading Location
- Superb Internal Features
- Extensive Storage / Workroom to Rear
- Male and Female WC's
- Available September 2026

# 17 High Street, Tenterden, TN30 6BN

## Summary

<b>Available Size</b>	821 sq ft
<b>Rent</b>	£33,000 per annum
<b>Rates Payable</b>	£7,258 per annum Assumes the letting qualifies for the Retail, Hospitality and Leisure rates discount
<b>Rateable Value</b>	£19,000
<b>Service Charge</b>	The tenant to bear a contribution to external repairs and insurance
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (76)

## Description

Forming part of an historic timbered building the premises comprise ground floor shop with retail sales in 2 sections either side of a superb inglenook fireplace together with a substantial storage / work room area to the rear.

Ground floor sales 493 sq ft  
Rear storage / work space 328 sq ft

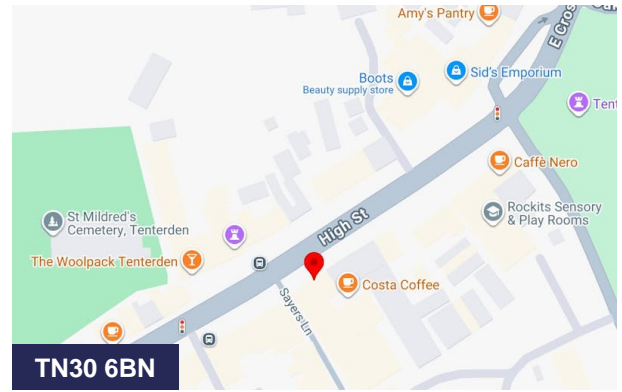
The substantial rear storage / work area is a more modern, full height, single storey extension

## Location

Tenterden is an attractive historic market town located 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 are represented including Fat Face, Boots, Mint Velvet & Space NK as well as more individual, private retail offerings, pubs, restaurants and cafes.

The property is situated in a prime location next to Costa on the Waitrose side of the High Street with its substantial public car park.

TERMS: Available TO LET on new lease by negotiation.



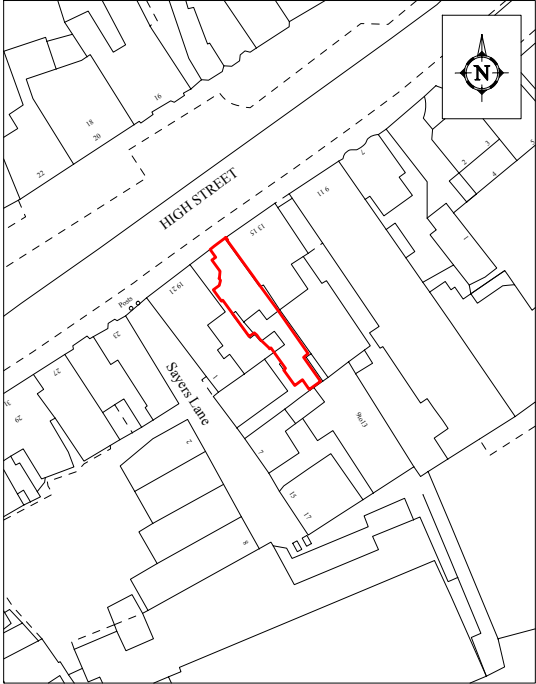
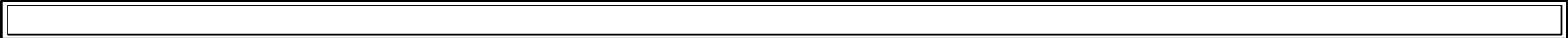
## Viewing & Further Information



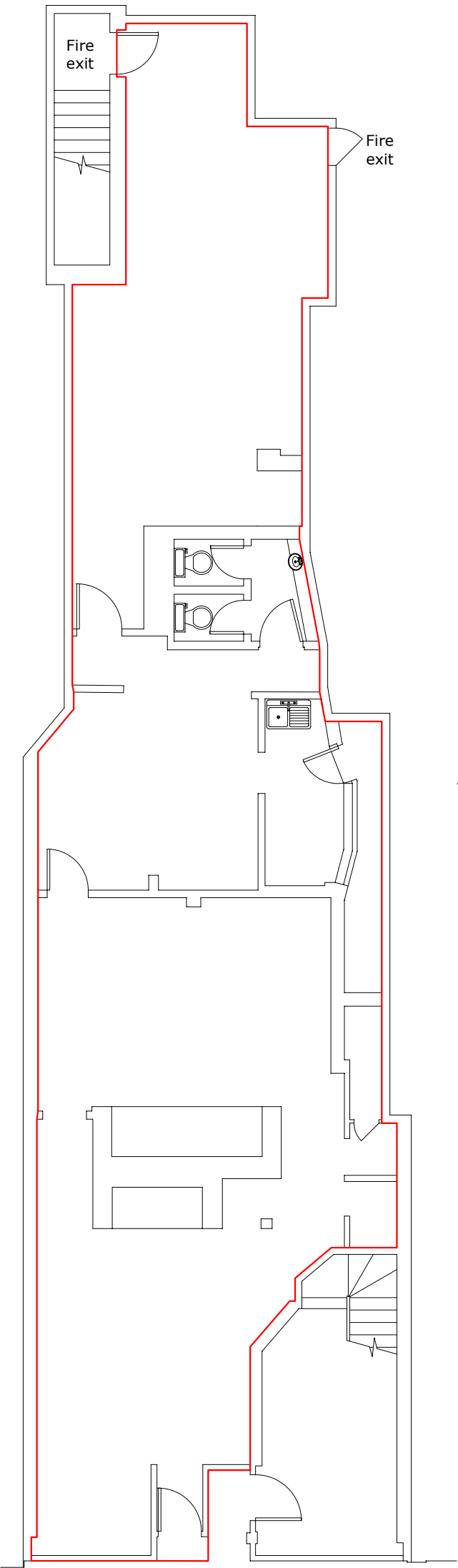
**Robert Martine**

01622 672233 | 07812 164698

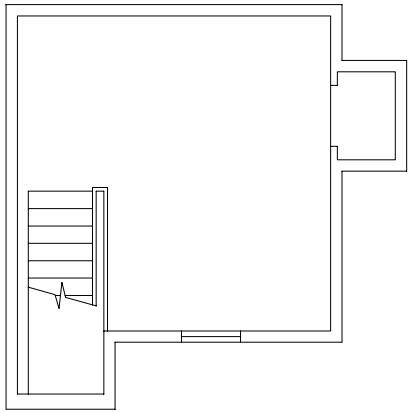
rmm@martinewaghorn.co.uk



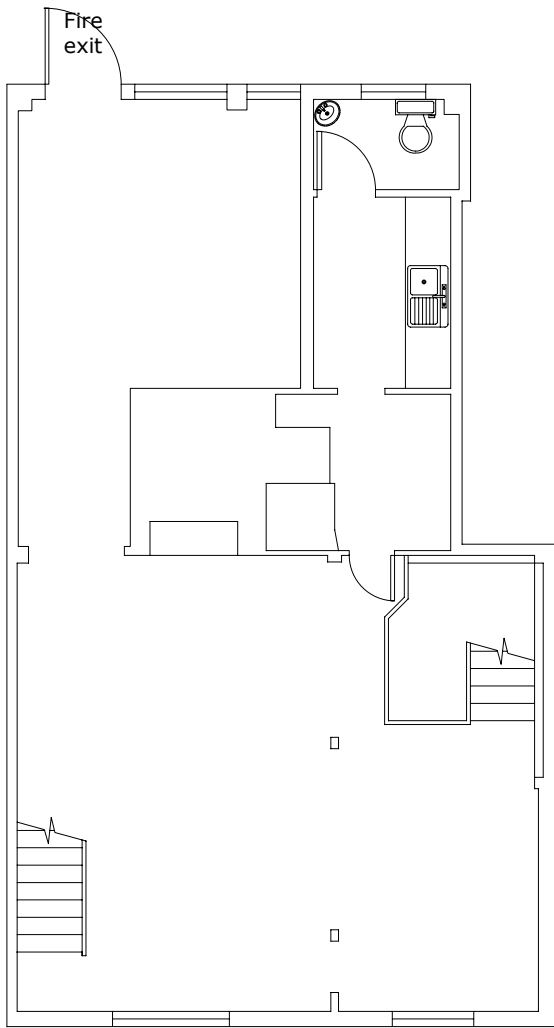
Location plan scale 1:1250



Ground Floor



Second Floor



First Floor

