



Malling Road, Snodland, Kent, ME6 5NA £8,000

Description

New to the market this deceptively sized premises comprising of retail/office and benefits from a gated yard and workshop/garage making this accommodation flexible and open to various businesses (STP). Situated close to the main crossroads and with a variety of businesses serving this local community including estate agents, hairdressers, charity shop, barbers, Co-op, the Post Office, Dominos Pizza, florist, beauty etc

Previously used as a motor cycle shop but any shop/office use would suit this newly decorated unit, subject to change of use / Planning permission. It is laid out as an open plan shop with a counter, there is a kitchen and office to the rear. A door leads out to the gated yard with a separate workshop/garage. This could be used for similar trade or storage with parking.

Total Approximate Area - 544 sq.ft. (50.58 sq.m.)

Ground Floor Shop Area

Kitchen

WC

Secure Yard

Rear Office/Storage

External Workshop/Garage

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Lease: A new lease on terms to be agreed.

Rent: £8,000 per annum exclusive of rates and service charge.

Deposit: 3 months rent deposit will be required.

Rates: RV £6400 Small Business rate relief may be available please contact Tonbridge and Malling Council for further details.

Legal Costs: Each party to be responsible for their own legal costs.

Key Features

- Prominent Location on Malling Road
- · Off road parking to the front and rear
- · Newly decorated premises
- Suit various users (Subject to change of use)





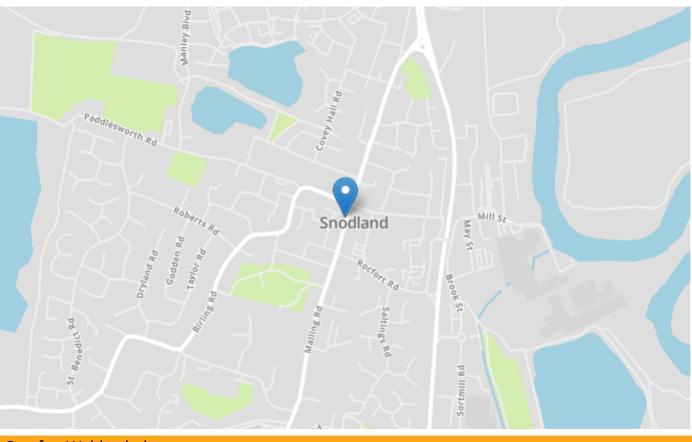






Property Location

Malling Road, Snodland, Kent, ME6 5NA



Tenure
Lease Term
Ground Rent
Service Charge
Local Authority
Council Tax

Leasehold

Greyfox Walderslade

Unit 2, Thetford House Walderslade Village Centre Walderslade Road

Chatham

Chatham

Kent ME5 9LR

Tel: 01634 672227 Email: walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street Rainham Kent

ME8 7HS

Tel: 01634 377737 Email: rainham@greyfox.co.uk

Agent Notes

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