



Retail Property (High Street)  
Malling Road, Snodland, Kent, ME6 5NA

£8,000  
EPC Rating: C

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## 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

Rear Office/Storage

WC

External Workshop/Garage

Secure Yard

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)



**M & M MOTORCYCLES** TEL: 01634 247444

REPAIRS  
RESPRAYS  
INSURANCE WORK UNDERTAKEN



## Property Location

Malling Road, Snodland, Kent, ME6 5NA



**Tenure**

Leasehold

**Lease Term**

**Ground Rent**

**Service Charge**

**Local Authority**

**Council Tax**

**Greyfox Walderslade**

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### Agent Notes

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