



125

— YEARS OF —

**Lambert
& Foster**



THE ESTATE OFFICE
THE STREET, BENENDEN, CRANBROOK, KENT, TN17 4DJ
TO LET: £7,000 PER ANNUM



**Lambert
& Foster**

LOCATION:

The property occupies a prominent position in the centre of Benenden. Located some 7 miles from Staplehurst, 14 miles from Royal Tunbridge Wells and 14 miles from Maidstone, Benenden provides a range of local amenities in an attractive village setting, serving rural communities in the surrounding area. The nearby town of Staplehurst benefits from a mainline station with frequent services to London in under 1 hour.

DESCRIPTION:

The property comprises a ground floor sales area with a large, street-facing window providing lots of natural light, and a smaller office behind. The property also benefits from a private kitchenette and WC.

ACCOMMODATION:

Ground Floor:

Area	Dimensions	Area
Sales Area	2.4 m x 4.0 m	9.57 sqm (103 sqft)
Office	2.4 m x 2.4 m	5.90 sqm (64 sqft)
Kitchenette	1.4 m x 1.3 m	1.87 sqm (20 sqft)
Toilet	1.0 m x 1.2 m	1.23 sqm (13 sqft)

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

USE:

The property is currently vacant and could be put to a number of uses within Use Class E.

TERM: Available on a 3-year term.

GENERAL:

Services: Mains electricity, water and drainage.

Local Authority: Tunbridge Wells Borough Council

Rateable Value: £3,200

EPC: E

LEGAL COSTS:

Each party to pay their own legal costs.

VIEWING:

Strictly by appointment with the sole agent.

Contact: Esther Goodhew / 01892 832325 /

esther.goodhew@lambertandfoster.co.uk

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

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Paddock Wood, Kent TN12 6DS

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

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CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
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