



125

— YEARS OF —

**Lambert
& Foster**

**AVAILABLE FROM 1ST JULY
DUE TO BUSINESS RELOCATION**



FORGE YARD HOUSE
MAIDSTONE ROAD, HORSMONDEN, TONBRIDGE, KENT, TN12 8JJ
TO LET: £9,000 PER ANNUM



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LOCATION:

The property is located in the centre of the attractive village of Horsmonden, overlooking the central village green. This thriving village has a selection of independent businesses including a village store, Heath Stores, and pub, The Gun and Spitroast Inn, and local services including a doctor's surgery, nursery and primary school. These serve the residents of Horsmonden as well as the surrounding villages and hamlets.

The village is in the countryside but has good transport links, being approximately 2.5 miles from the A21, and within easy reach of Paddock Wood (4.5 miles), Cranbrook (6.5 miles), and Tunbridge Wells (9.9 miles).

DESCRIPTION:

The property has most recently been used as a pharmacy but is coming vacant owing to the relocation of this business to another premises in the village centre. The property benefits from approximately 340 sqft of retail space, a rear stock room and additional under stairs storage and a private WC.

It would suit any number of commercial uses falling within Class E, though it is considered unsuitable for food takeaway services, nor will another pharmacy-related business be considered.

ACCOMMODATION:

Main Retail Space: 3.73m x 6.90m (25.76 sqm; 277 sqft)

Rear Retail Space: 2.59m x 2.26m (5.85sqm; 63 sqft)

Lobby: 0.96m x 2.08m (1.99sqm; 21 sqft)

Stock Room: 1.58m x 1.36m (2.14 sqm; 23 sqft)

Toilet: 0.66m x 1.81m, (1.2sqm; 13 sqft)

TERMS:

Available from 1st July 2025

Any use falling under class E – food takeaway and pharmacy uses will not be considered.

Full repairing and insuring

Each party to pay their own legal costs.

GENERAL:

Services: Mains electricity, water and drainage

Parking: On-street parking available in the village

Local Authority: Tunbridge Wells Borough Council

Rateable Value: £10,000

EPC: B

VIEWING:

Strictly by appointment - Esther Goodhew - 01892 832325

esther.goodhew@lambertandfoster.co.uk

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.

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OFFICES LOCATED AT:

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

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
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