

63a High Street

Tenterden, Kent, TN30 6BD



- Attractive Grade II Listed Building in Prime High Street Pitch
- First & Second Floor Office
- Suitable for Various Uses Under Class E (to Include Retail, Surgery, Office & Leisure)
- £10,000 Per Annum Exclusive

UPPER FLOOR OFFICES
TO LET
106.60 m² (1,148 sq ft) approx.

LOCATION

The property is located in Tenterden, a picturesque and affluent Wealden town 10 miles southwest of Ashford, situated just off the A28 which runs between Ashford and Hastings.

The property is positioned in a prominent pitch on the High Street, adjacent to HSBC Bank.

DESCRIPTION

The property comprises part of Caxton House, an attractive Grade II Listed building, the accommodation forming first and second floor office space. The unit benefits from kitchen and W/C facilities.

It is finished to a modern specification having modern electric heating, LED lighting and a mix of vinyl and carpeted.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
First	Offices	82.1	884
Second	Offices	24.5	264
Total		106.6	1,148

TERMS

The property is available to let by way of a new Effective Full Repairing & Insuring (Effective FR&I) Lease for a term to be agreed between the parties.

RENT

Our client is seeking a rent of £10,000 per annum (exclusive).

EPC

A copy of the Energy Performance Certificate can be provided upon request.

USE

It is anticipated that the property can be used for a variety of uses within Class E to include, but not limited to:

- Office
- Surgery
- Clinic
- Leisure

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

SERVICE CHARGE

The Tenant will be responsible for the fair proportion of the service charge payable for the upkeep of the external maintenance and repair costs.

INSURANCE

The Landlord will arrange for buildings insurance with the Tenant responsible for reimbursing the fair proportion of the annual premium.

BUSINESS RATES

From 1 April 2026, the property will be assessed as follows:

63a	Offices & Premises	£14,500
-----	--------------------	---------

If eligible, occupiers may therefore benefit from complete small business rates relief

FINANCE ACT 1979

We are advised the property is not elected for VAT

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

PHOTOGRAPHS & PLANS

The photographs were taken in March 2026.

Any plans provided are for indicative purposes only.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all prospective Tenants. Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

Sibley Pares

Thomas Langston

Thomas.langston@sibleypares.co.uk

01622 673086

Ned Gleave

Ned.gleave@sibleypares.co.uk

01233 629281

Bracketts

Darrell Barber

darrell@bracketts.co.uk

01892 533733







AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30