

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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26 High Street Lydd, Kent TN29 9AJ



TOWN CENTRE LOCK-UP RETAIL PREMISES

TO LET

- 346 sq.ft. sales area plus kitchen
- New Lease Available
- Town Centre Location

Rent: £7,200 per annum exclusive (£600 p.c.m)

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

26 High Street is located in the centre of Lydd, on the northern side of the High Street and midway between its junctions with New Lane and Cannon Street. Lydd is a small, historic town of approximately 7,000 inhabitants and is located centrally within the Romney Marsh some 20 miles south of Ashford and 8 miles due east of Rye.

The nearest major towns are Folkestone and Ashford, which both benefit from fine communications networks via the A20/M20 and mainline railway services. The International Passenger station at Ashford gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1. The Channel Tunnel terminal at Cheriton is approximately 16 miles to the east.

DESCRIPTION

This ground floor lock-up property we believe was once a branch of Lloyds Bank. It has subsequently been used for retail and more recently as offices for an accountant who has now moved to adjacent premises. Accordingly we believe it benefits from A2/A1 planning consent and could be suitable for offices of an estate agent or similar or alternatively as boutique retail premises.

It comprises a main sales area of some 276 sq.ft to the left with a smaller area of 70 sq.ft. to the right. To the rear of the main area there is a kitchen/store of some 108 sq.ft. plus WC and rear fire escape.

It is currently decorated to a high standard and is ready for immediate occupation.



ACCOMMODATION

Sales Area: 346 sq.ft.
Rear Kitchen: 108 sq.ft.
454 sq.ft.

SERVICES

All mains services are connected.

BUSINESS RATES

We believe the premises are assessed as having a rateable value of £5,900. The current uniform business rate multiplier for 2025/26 is 49.9p.

It is highly likely that the incoming tenant will be eligible for Small Business Rate relief depending on status.

TERMS

The premises are available by way of a new internal repairing and insuring lease, the terms of which are negotiable. The rent to be £7,200 per annum (£600 per calendar month).

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

ENERGY PERFORMANCE CERTIFICATE

We believe the premises are too small to require an Energy Performance Certificate.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

