

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

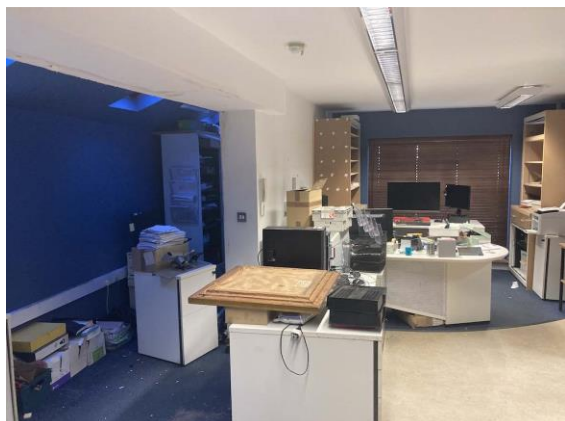
Ashford

TN24 8LR

www.staffordperkins.co.uk

Bell House, Bells Lane Tenterden, Kent TN30 6ES

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CENTRALLY LOCATED OFFICE PREMISES

TO LET or FOR SALE

- Immediate Availability
- Town Centre Location
- Total circa 1,300 sq.ft.
- Former Solicitors' offices but suitable for other professional users.

Rent Sought: £19,000 per annum plus VAT

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

Bell House is centrally located in Tenterden on the southern side of the High Street, accessed via Jackson's Lane (between Pilgrim's Hospice Shop and Webb's Ironmongers). This is a centrally located and easily accessible office location; however unfortunately it does not benefit from any car parking spaces although town centre parking is easily available elsewhere in town. Tenterden, having a population of approximately 8,000 inhabitants, is located 13 miles south-west of Ashford and is a busy, thriving Wealden town and ancient Cinque Port.

Ashford, the nearest large town, is one of Kent's designated growth centres with a population of approximately 85,000 inhabitants which is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar (subject to availability), and London is some 38 minutes distant via HS-1.

DESCRIPTION

Bell House comprises two brick-built structures under clay peg tiled roofs set at 90° to each other with a single storey flat felt roofed extension to the rear linking the two. There is a small brick-built lean-to extension to the northernmost building creating further accommodation. We would estimate that the building dates back to the 1870s in terms of construction for the original part, with later extensions.

The ground floor comprises a main office of some 400 sq.ft. or so, a meeting room with a further office off it, along with a further meeting room/office. There are WC facilities and a small kitchenette additionally.

There are two first floor areas; one accessed via the main office in the northernmost building benefitting from a small kitchen and two offices totalling a little over 200 sq.ft. The other first floor accommodation in the southernly building comprises two offices, each of approximately 120 sq.ft. or so. The accommodation is finished to a good decorative standard, having air conditioned heating/cooling to the majority of the areas.

We understand the building is Grade II Listed.

ACCOMMODATION

Ground Floor	Main Office	428 sq.ft.	First Floor	Kitchen	27 sq.ft.
	Kitchenette	15 sq.ft.		Office	77 sq.ft.
	Meeting Room	154 sq.ft.		Office	141 sq.ft.
	Office off:	90 sq.ft.		Office	118 sq.ft.
	Office:	150 sq.ft.		Office	122 sq.ft.
	Plus WCs.				

SERVICES

Mains water and electricity including a 3-phase (100 amps per phase) supply are connected to the premises, which we believe is also connected to mains drains.

BUSINESS RATES

The premises are currently assessed as 'offices and premises' with a rateable value of £17,500.

The uniform business rate multiplier for the year 2026/27 is 43.2p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the region of £19,000 per annum is being sought. Alternatively the freehold interest of the property could be available and offers are sought in the order of £240,000. It is not believed that VAT is applicable to this property.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction. However if the freehold is sold each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The property is currently assessed as Band C (53) Certificate and Report available on request.

VIEWING Strictly by appointment through Stafford Perkins. Tel: 01233 613900