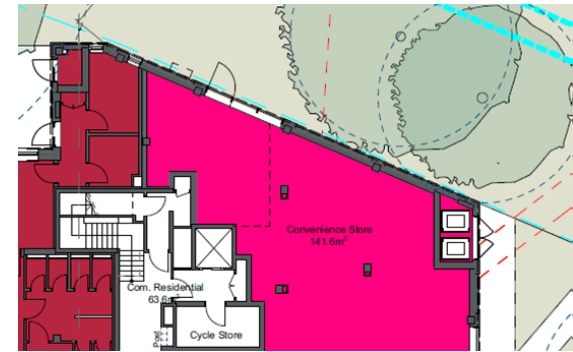


EDENBRIDGE, KENT 1,452 SQ.FT. (134.9 SQ.M.) APPROX

TO LET



NEW RETAIL UNIT FORMING PART OF WIDER MIXED-USE DEVELOPMENT

LAND OFF FARMSTEAD DRIVE, EDENBRIDGE, KENT, TN8 6DX

**SALISBURY & Co.**

01732 463 205 [www.salisburyand.co](http://www.salisburyand.co)

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

The property is situated on Farmstead Drive, a busy predominantly residential area, and forming part of a new development of twenty three residential properties, 64 parking spaces and a community hall.

DESCRIPTION

Comprises a newly built retail/business unit on the ground floor. The unit will be handed over in shell condition with capped off services, ready for an occupiers fit out.

The property is considered suitable for a number of commercial uses, subject to the necessary consents.

ACCOMMODATION

with approx. floor areas:

	Sq.Ft.	Sq.M.
Ground Floor:	1,452	134.9

TERMS

A new occupational lease is available for a term to be agreed, at a guide rent of £25,000 per annum.

LEGAL COSTS

Each party to pay their own costs.

RATING

To be assessed.

VAT

To be confirmed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To follow.

ANTI MONEY LAUNDERING

Anti money laundering checks will be undertaken on the successful tenant.

FEATURES

- New Unit
- Shell Condition
- 1,452 sq.ft. Approx.
- Completion Due May 2026
- Part of a Mixed-Use Development

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

[neil@salisburyand.co](mailto:neil@salisburyand.co)

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Lime Tree Workshop, 11 Lime Tree Walk,  
Sevenoaks, Kent, TN13 1YH



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