

19 Sayers Square Arcade

Sayers Lane, Tenterden, Kent TN30 6BW



Ability
is what you're capable of
Motivation
determines what you do
Attitude
determines how well you do it

- Situated in Attractive Shopping Parade
- Former Dance Studio
- Suitable for Various Uses Under Class E (to Include Retail, Surgery/ Clinic, Office & Leisure)
- Eligible for Small Business Rates Relief

Business Unit

TO LET

80.3 m² (864 sq ft) approx.

LOCATION

The property is located in Tenterden, a picturesque and affluent Wealden town, 10 miles southwest of Ashford and 15 miles south of Maidstone situated off the A28 which runs between Ashford and Hastings.

The property is situated within Sayers Square Arcade, an attractive shopping parade which connects the High Street and Waitrose Supermarket.

DESCRIPTION

The property comprises a first floor lock-up unit accessed from a prominent staircase within the arcade. Most recently used as a dance studio the property is arranged as an open lobby incorporating a kitchenette off of which are an office and the dance studio.

It is finished to a modern specification having a painted and plastered finish, suspended ceiling incorporating modern lighting and a mix of laminate and carpeted flooring. It is heated by a mix of night storage heaters supplemented by air conditioning.

The property has shared use of (tenant only) toilets also located on the first floor.

ACCOMMODATION

Having measured the property, we calculate it to have the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
First	Lobby	29.6	319
	Office	8.8	95
	Dance Studio	41.9	450
Total		80.3	864

TERMS

The property is available to let by way of a new effective Full Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £9,000 per annum (exclusive).

SERVICE CHARGE

In addition to the rent there is a service charge payable for the maintenance and upkeep of the common parts.

The current contribution for Unit 19 is £3,256.15 which includes the cost of utilities.

USE

It is anticipated that the property can be used for a variety of uses under Class E to include:

- Retail
- Office
- Surgery/ Clinic
- Leisure

Restaurant & Café, and A5 (Hot Food Takeaway) uses are not permitted.

DEPOSIT

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

BUSINESS RATES

The property has been assessed as follows:

Dance Studio & Premises £10,250

LEGAL COSTS

Should the parties proceed by way of a 'traditional' long-form lease, each party will bear their own costs.

The Landlord can also prepare a short-form lease for which the Tenant will contribute £250.00 plus VAT towards its preparation.

VAT

All figures quoted are subject to the payment of Value Added Tax (VAT) which is charged at the prevailing rate.

EPC

The property has been assessed with Band B (44).

PHOTOGRAPHY

The photos were taken in April 2025.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

TENANT IDENTIFICATION

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

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
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