



Town Centre Retail Warehouse Unit – To Let

## LOCATION

Headcorn is located in the borough of Maidstone in Kent, situated approximately 8 miles south-east of Maidstone, 15 miles north-east of Ashford and around 45 miles south-east of London.

The village provides a good range of local amenities, with a mix of independent retailers, cafés serving the surrounding rural catchment. The principal commercial activity is centred along the High Street and Station Road, which together form the village's core retail and service provision.

The property occupies a prominent position within the village centre, close to the main retailing area and within easy walking distance of Headcorn railway station. Nearby occupiers include a variety of local independents. Public parking is available within the village, including short-stay on-street provision and the Foremans Centre pay-and-display car park.

Headcorn benefits from good road communications, with the A274 providing direct links to Maidstone and Tenterden, and onward connections to the wider motorway network via the M20.

The village is well served by rail, with Headcorn Station offering regular services to London Charing Cross, London Bridge and Ashford International. Journey times to central London are approximately 1 hour, making Headcorn an attractive location for commuters as well as a popular destination within the Weald of Kent area.

## ACCOMMODATION

The property is arranged over the ground floor, with the following approximate dimensions and gross internal floor area:-

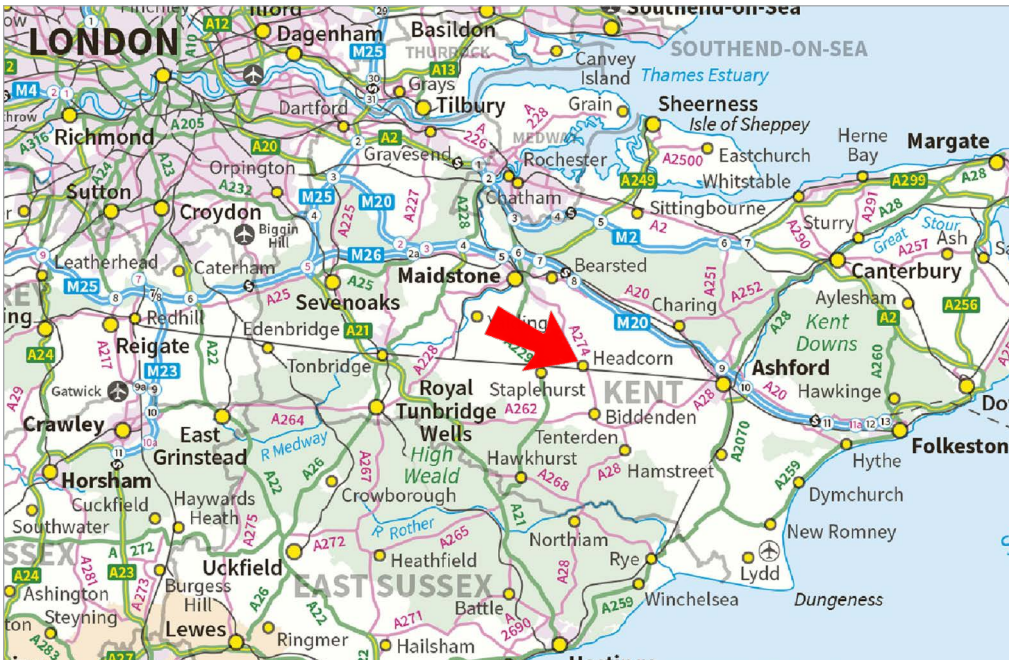
<b>Ground Floor</b>	<b>578 sq m</b>	<b>6,222 sq ft</b>
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The property benefits from additional mezzanine space, a large yard area and shared access to 100 car parking spaces.

## TERMS

The property is available by way of a new effectively full repairing and insuring lease at a commencing rent of **£50,000 per annum**.





## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

## RATING ASSESSMENT

Current Rateable Value                      £56,500

Prospective occupiers should make their own enquiries to verify this information.

## ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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