

Retail Class E

**TO LET**

**01883 723888**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **132 High Street**  
**Edenbridge, Kent, TN8 5AY**



**GROUND FLOOR CLASS E  
PROPERTY**

**TO LET**

- Double Frontage
- Good roadside visibility
- Kitchenette and W/C

**Viewing by appointment**

G&P Property  
31 Station Road West  
Oxted  
Surrey. RH8 9EE

**01883 723888**

[info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)

David Sutton BA (Hons)  
[davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)

**GPCOMMERCIAL.CO.UK**

 **132 High Street**  
**Edenbridge, Kent, TN8 5AY**

### Location

The property is located on the High Street in Edenbridge.

Edenbridge is a busy commuter town with access to London via a main line station as well as the motorway network via the A21.

### Description/Accommodation

The premises comprises of a ground floor retail unit with excellent visibility and double frontage. There is a kitchenette and W/C to the rear of the property.

The space is primarily open plan with a further trading space or storage to the rear of the main retail area.

### Internal Area

Net internal areas as follows:

Ground Floor	53.54 sq m	574 sq ft
--------------	------------	-----------

### Terms

The property is available to rent on a new effective FRI lease for a term of years to be agreed at a rent of £9,500pa

Plus VAT (if applicable), Subject to Contract.

### Business Rates

According to the Government website the Rateable Value is TBC. The UBR for 2024/5 is 49.9p in the £.

### Legal costs

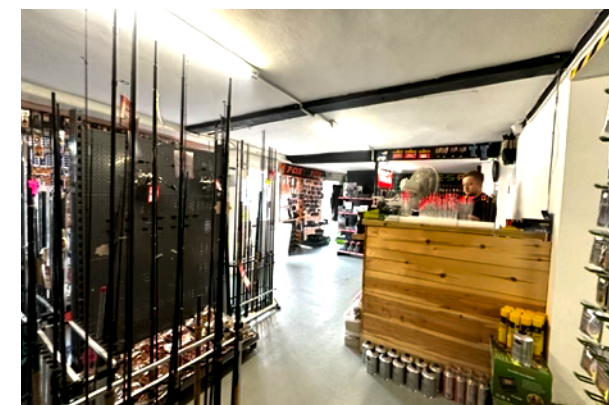
Each Party to be responsible for their own legal costs incurred in this transaction.

### Energy Performance Certificate

The Energy Performance Rating is TBC



**G&P PROPERTY**  
COMMERCIAL FOCUS



### Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.