



## To Let – Car Sales Lot

Cranbrook Road, Staplehurst, Tonbridge, TN12 0EJ

- Prominently located fronting busy A226
- Display parking for circa 30 vehicles
- Not available for hand car wash
- 226.70 sq m on 0.142 hectare (2,439 sq ft on 0.352 acre)

## Location

The premises front the A229 Cranbrook Road to the south of Staplehurst village.

The site is accessed off the southbound carriageway of the A229 with egress shared across the adjoining forecourt.

Staplehurst is a popular village of approximately 6,000 inhabitants located approximately 9 miles to the south of Maidstone and 23 miles to the north of Hastings and is close to the High Weald Area of Outstanding Natural Beauty.

## Description

The property is currently used as a vehicle sales lot and consists of a forecourt supported by a sales office, stores and vehicle workshop.

The forecourt is laid to tarmac and provides display for circa 30 vehicles and is secured with fencing on all sides. The sales office has a glazed frontage and is currently divided to provide two offices supporting the main reception area.

To the rear are two store rooms that could be converted to further offices if required. The workshop area currently provides three bays along with a WC and kitchen facilities at the rear.

## Energy Performance

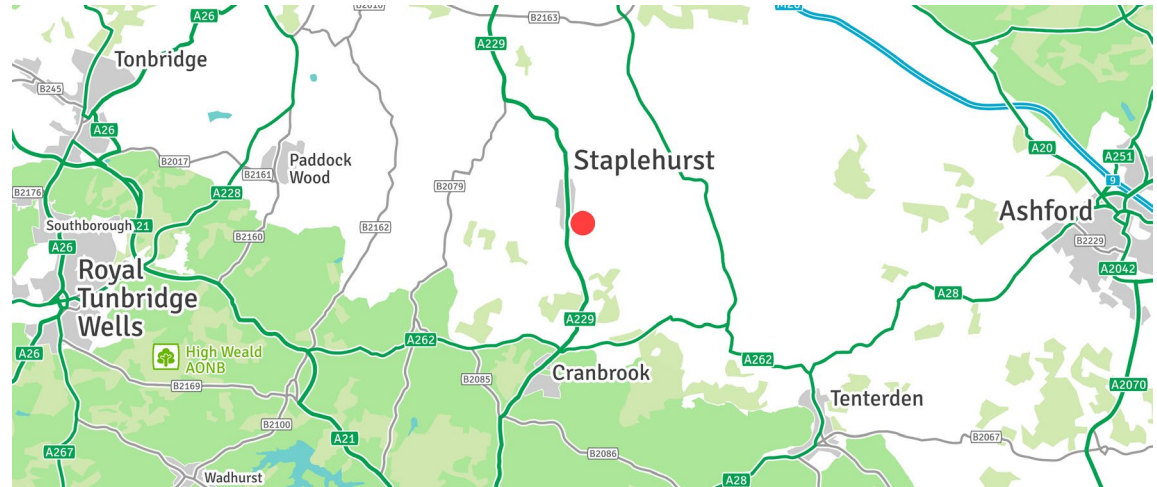
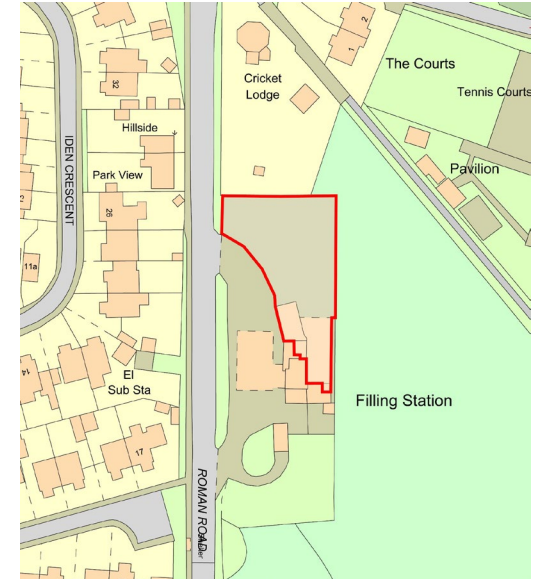
Energy Performance Asset Rating - D

## Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Sales Office	56.30	606
Stores	36.27	390
Workshops	127.37	1,371
Ancillary	6.76	72
<b>Total</b>	<b>226.70</b>	<b>2,439</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.142</b>	<b>0.352</b>

Note: These areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



## Terms & Tenure

### Leasehold

The property is available on a new lease on terms to be agreed.

The lease is to be outside the Security of Tenure Provisions of the 1954 Act.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

### Rating

We are advised that the Rateable Value for the property is £43,250 and the UBR for 2026/27 is 38.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

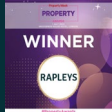


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