



Shop To Let – Adjoining **TESCO**



## LOCATION

The village of Aylesford is located in the Tonbridge and Malling District of Kent, approximately three miles north west of Maidstone, with a population of 4,548 (2001 census).

The property is situated along the busy Leybourne Way, just off J4 of the M20 motorway. The property occupies a prominent trading position adjoining the **Tesco Extra** superstore and attached filling station.

The store incorporates a café, pharmacy and **F&F Clothing**, and trades from 6 am to midnight Monday to Saturday and 10 am to 4 pm on Sundays.

## ACCOMMODATION

The property is arranged as a ground floor lock-up shop with the following approximate dimensions and net internal floor area:-

Gross Frontage	5.85 m	19 ft 2 ins
Internal Width (max)	6.22 m	20 ft 5 ins
Shop and Built Depth	14.33 m	47 ft
<b>Ground Floor Sales Area</b>	<b>89.1 sq m</b>	<b>959 sq ft</b>

The property benefits from shared use of the c. 500 Tesco Extra parking spaces offering free parking for up to three hours.

The lease also includes **two dedicated car parking spaces** for the tenant's sole use.

## ENERGY PERFORMANCE CERTIFICATE

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

## TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rent of **£27,500 pa**, subject to a five year upward only rent review.

Service charge – on application.

## RATING ASSESSMENT

Current Rateable Value	£18,250
Rate in the £ (2024/25)	49.9p

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

## 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:-

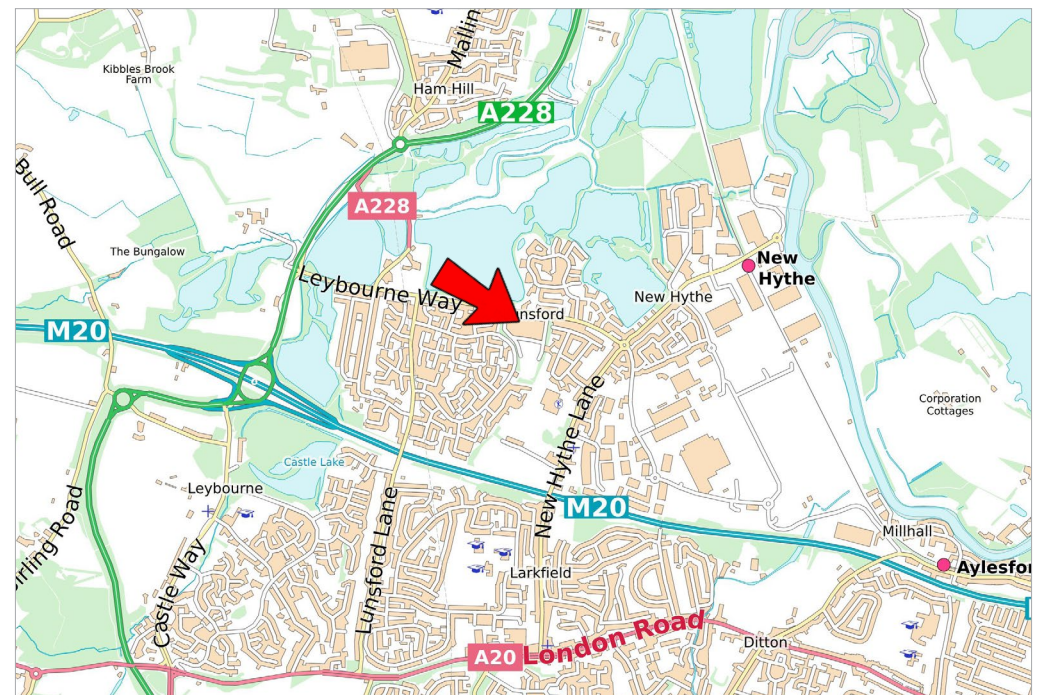
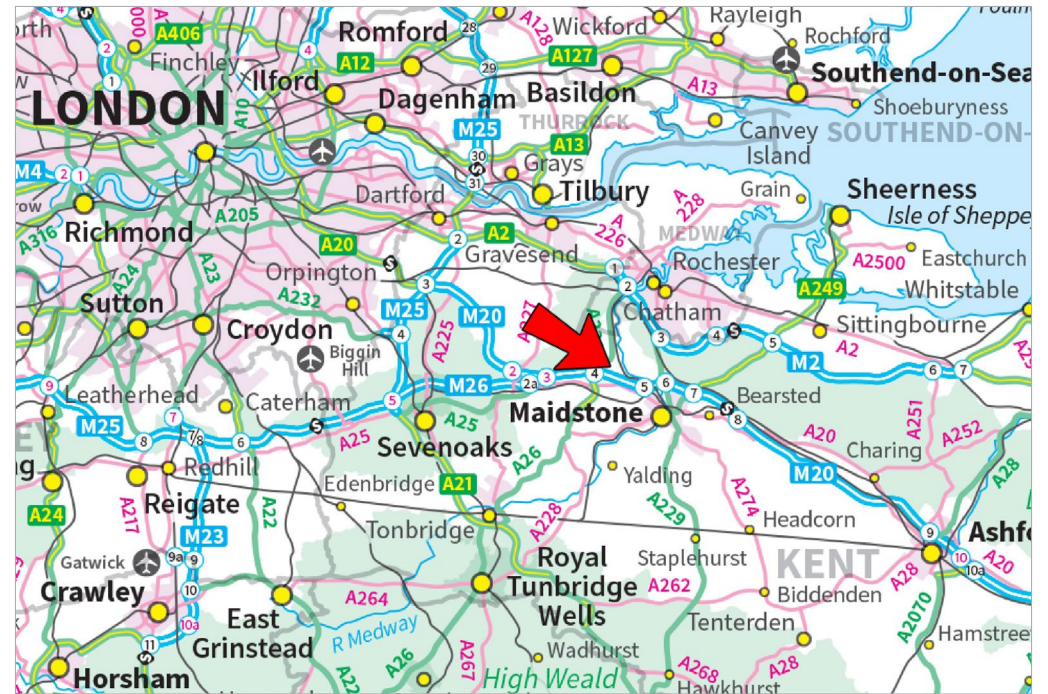
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Subject to Contract and Exclusive of VAT









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& LOVE

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Bank


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**TESCO** Café

**TESCO**  
*Extra*

 **TESCO**  
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SUN LOUNGE

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