



**STORAGE SPACE, REAR OF 21 STONE STREET
CRANBROOK, KENT, TN17 3EF**

TO LET: £4,000 + VAT PER ANNUM



**Lambert
& Foster**

LOCATION:

The property is accessed via a short driveway just off Stone Street in central Cranbrook. This thriving town boasts a wide selection of independent businesses, alongside national retailers. The town serves a number of local villages, benefiting from free town centre parking.

The town is approximately 8.5 miles from Tenterden, and equidistant between Royal Tunbridge Wells, Maidstone and Hastings, being around 15 miles from each.

DESCRIPTION:

This ground floor property has been recently renovated to provide a good quality storage space. The main storage area measures 4.99m x 8.52m for a total area of 42.50 sqm (457 sqft).

PARKING: 1 space

USE: Storage uses only

TERM: 3-year term, internal only repairing

VIEWING: Strictly by appointment with the sole agent.

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GENERAL:

Services: Mains electricity, water and drainage

Rateable Value: £3,450 – Tunbridge Wells Borough Council

EPC: Band D

Legal Costs: Each party to pay their own legal costs.



PARTICULARS, PLANS AND SCHEDULES: The particulars and areas stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all lessors and lessees. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a letting to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of lessors/lessees.

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