



21C STONE STREET  
CRANBROOK | KENT | TN17 3HF  
TO LET - £7,800 PER ANNUM



**Lambert  
& Foster**

AVAILABLE FROM 1<sup>ST</sup> DECEMBER 2024

## SITUATION

In the heart of the thriving town of Cranbrook, which hosts a number of national and local retailers and services. The town serves local villages including Goudhurst and Sissinghurst, and is well located being close to Tenterden and equidistant between Maidstone and Hastings.

## DESCRIPTION

Accessed via a shared entrance with telephone entry system, the property has most recently been occupied as a health and beauty studio, it would equally lend itself to use as offices for a small business.

The property comprises two rooms: the main room extends to 23.5sqm (253sqft), and the back room extends to 12.2sqm (131sqft). In addition there is a reception area, fitted kitchen, and WC.

## GENERAL

**Available from:** 1<sup>st</sup> December 2024

**Services:** Mains electricity, water and drainage

**Repairing:** Full repairing internally

**Business Rates:** Payable to Tunbridge Wells Borough Council. Rateable value £7,700

**EPC:** E

**Parking:** 1 allocated space located next to the property

**Use:** Any falling under class E, Evening and Saturday working accepted.

## VIEWING

Strictly by appointment with the agents

Paddock Wood Office: 01892 832 325

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