

# BUSINESS Premises

For Sale or To Let



Wealden Barn  
Bethersden Road

**SMARDEN** Kent TN27 8QF

**4,785 sqft  
on 0.4 acre site**

## Location

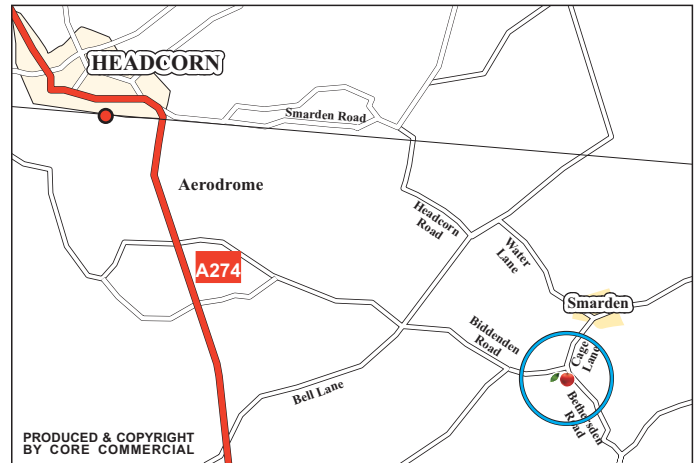
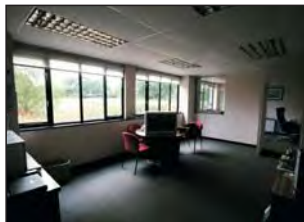
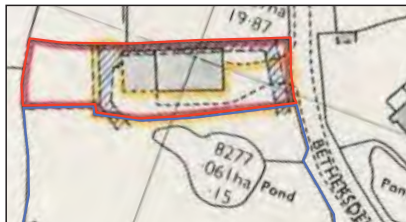
Smarden is a delightful village situated between Headcorn and Ashford. The property is located in a rural position south of Smarden about 100 yards south of the junction of Cage Lane with Biddenden Road and Bethersden Road

## Description

A detached concrete portal frame building with asbestos cement roof and blockwork and timber cladding. Integral offices. Male & female toilets and shower. Two sliding access doors. Three phase power. Mains water and drainage. Broadband.

Main office	1,090
Side office	260
Main store	1,685
Rear works	1,750
	<b>4,785 sqft</b> (445 sq m)

Site area approx 0.4 acre.



## Terms

For sale freehold at £299,500 or to let at £20,000 pa, Subject to contract. Combined Rates payable £7,627 pa (Rateable Value £15,725). NO VAT. Additional 4.5 acres of adjoining paddocks also available separately.

## Contact

David Marriott or Neil Mason on **01892 834483**

[www.corecommercial.co.uk](http://www.corecommercial.co.uk)

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement

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