



TENTERDEN 6/8 SAYERS LANE, TN30 6BW
Mixed-Use Investment Opportunity

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Urban Property Advisers



Investment Summary

- Tenterden is a historic and affluent market town situated in the Ashford district of Kent.
- Tenterden enjoys an affluent and loyal catchment population.
- The town boasts an attractive and exciting range of both multiple and local retailers.
- The property is situated on the southern side of Sayers Lane, a busy pedestrianised thoroughfare.
- Fully let to Between the Lines Limited and Coffee Pad Limited.
- Part of the first floor comprises a two bed flat, let on an AST.
- Freehold.

We are instructed to seek offers in excess of **£995,000** (Nine Hundred and Ninety Five Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 6.75%** assuming standard purchaser costs.



Location

Tenterden is a historic and affluent market town situated in the Ashford district of Kent. Revered as the Jewel of the Weald, Tenterden enchants visitors with its scenic tree-lined lanes and rich historic architecture, featuring beautiful churches, quaint chapels, and a charming steam railway line.

Tenterden is located approximately 55 miles (88km) south east of London, 25 miles (40km) south west of Canterbury and 20 miles (32km) north east of Hastings. Royal Tunbridge Wells is also within close proximity being just 22 (35km) miles east.



The town has excellent road communications being situated on the A28 linking the town directly with Ashford, Canterbury and the M20 motorway. The town is also linked to the South Coast at Hastings via the A28.



The area is well served by the rail network, the nearest station in Headcorn having services to Charing Cross and Cannon Street, with a fastest journey time of just over an hour. Tenterden is also within close proximity to Ashford International railway station linking to London St Pancras, with a fastest journey time of 36 minutes.





Demographics

Tenterden enjoys an affluent and loyal catchment population with an overrepresentation of those within the most affluent AB and C1 social categories.

Retailing in Tenterden

Tenterden's prime retail core is linear, running east to west down the High Street and along the lanes either side, including Sayers Lane which connects the High Street to Waitrose and the town's largest car park (280 spaces).



The town boasts an attractive and exciting range of both multiple and local retailers from supermarkets such as Waitrose and Tesco, to a number of fashion retailers, including Laura Ashley, White Stuff, Fat Face, Crew Clothing and Mint Velvet.

Tenterden also attracts numerous cafe, restaurant and public house occupiers including Costa, Caffé Nero, Prezzo, Café Rouge and the Coffee Pad. The town also contains many local, independent boutique retailers.



Situation

The property is situated on the southern side of Sayers Lane, a busy pedestrianised thoroughfare linking the High Street to Waitrose, and the town's largest car park.

National multiple occupiers in close proximity include:

Waitrose
MINT VELVET

FATFACE
UNITED KINGDOM

SPACE.NK
Majestic 

Description

The property is of frame construction with brick elevations under a tiled roof.

6 Sayers Lane (Between the Lines) comprises a ground floor shop with first floor flat currently used as storage and staff accommodation.

8 Sayers Lane (Mr Bean Coffee House) comprises a ground floor shop with a self-contained flat at first floor. The flat is accessed from the yard to the rear.

Both shops are serviced via a shared rear service yard.

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Accommodation

The property comprises the following approximate net internal areas:

	6 Sayers Lane (Between The Lines)		8 Sayers Lane (The Coffee Pad)	
Ground Floor	813 sq ft	75.5 sq m	1,119 sq ft	103.9 sq m
ITZA	578 units		655 units	
First Floor	437 sq ft	40.6 sq m	Flat not inspected	
	1,250 sq ft	116.1 sq m	1,119 sq ft	103.95 sq m

Tenancy Information

Address	Tenant	Start Date	End Date	Rent
6 Sayers Lane	Between The Lines Limited	01/03/2024	28/02/2029	£30,000
8 Sayers Lane	Coffee Pad Limited	30/06/2022	29/06/2027	£32,000
8a Sayers Lane	2 Bed Flat (AST)	06/04/2024	05/04/2025	£9,000
Total				£71,000

Covenant Information

BETWEEN THE LINES LIMITED

Between The Lines is a family-run, award winning gift retailer trading from 15 stores across the south east of England.

The company holds a CreditSafe rating of B-63, indicating 'low risk' of default.

	2023	2022	2021
Shareholder Funds	£1,129,624	950,019	£835,339

COFFEE PAD LIMITED

Coffee Pad is an independent artisan coffee shop trading from one store in Tenterden.

Tenure

Freehold.



For indicative purpose only.
BUYERS SHOULD RELY ON THEIR OWN ENQUIRIES.

EPC

An Energy Performance Certificate is available upon request.

VAT

We understand that the property is elected for VAT. It is anticipated that the sale will be treated as a transfer of a going concern (TOGC).

Anti-Money Laundering

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



Proposal

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Further Information

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Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. SUBJECT TO CONTRACT 2024

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