

# Paddock Wood Station

**On the instruction of London and South Eastern  
Railway Limited**  
Retail Opportunity

southeastern.

# On the instruction of LSER

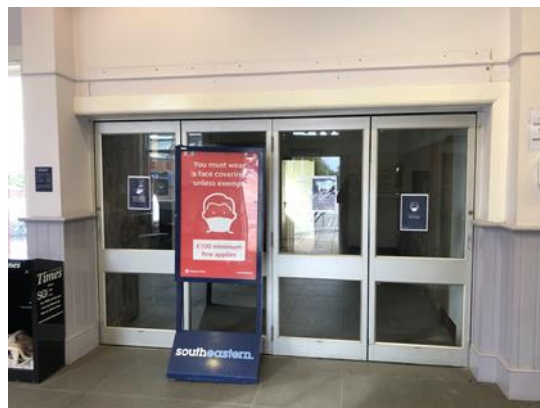
Retail Opportunity

southeastern.

## PADDOCK WOOD STATION TN12 6ER

The station is served by services operated by Southeastern running to London Charing Cross, Dover Priory, Ramsgate and Tonbridge.

The station is situated in the village of Paddock Wood.



### Location

An opportunity exists to let a unit in the booking hall of Paddock Wood railway station.

### Description

The site is approximately 289sq ft and has water and drainage.

A power load test will be carried out ahead of a tenant taking occupation.

Information from the Office of the Rail Regulator stipulates that in 2019/2020 there were over 1.184 million passenger entries and exits per annum.

### Agreement Details

We are inviting offers from retailers looking to trade on a temporary basis documented by a Tenancy at Will. We are not looking for a coffee retailer.

We are not able to discuss longer term potential currently.

The Tenancy at Will will cost £395 plus vat.

### Rent

We are inviting offers for this temporary opportunity.

Business plans detailing previous experience with visuals should be submitted with the financial offer.

### Business Rates

The payment of business rates will be the responsibility of the tenant. The rates liability for the property is as follows:

Rateable Value: £4,550 Rates Payable

\*An incoming tenant may benefit from Small Business Rates Relief. It is recommended that interested parties are to make their own enquiries in this regard and check the Rateable Value and the rates liability in advance of any letting.

### Other Costs

The tenant will be responsible for all utilities, business rates and insurance.

Formerly



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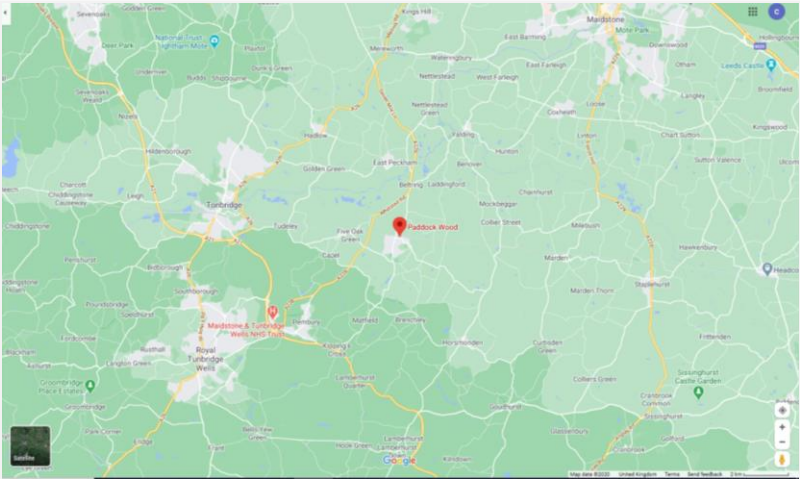
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## Retail Opportunity



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For further details relating to this property  
please contact us:

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