



Shop – To Let

## LOCATION

Sevenoaks is an affluent commuter town in Kent, positioned just 20 miles from London with population of approximately 30,000 people.

The subject premises are positioned in a prime position at the southern end of the High Street with good pedestrian links to the town centre car parks, Waitrose and the leisure centre.

Occupiers in the immediate vicinity include **Space NK**, **Gas Station**, **Waitrose**, **Santander** and **Specsavers** to name but a few.

## ACCOMMODATION

The property is arranged over ground floor only, with the approximate areas and dimensions as follows:-

Gross Frontage	9.14 m	30 ft
Ground Floor Sales	452 15 sq m	4,867 sq ft
Ground Floor Stores	131 sq m	1,410 sq ft
Kitchen and WCs		
Rear Loading		

## TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £50,000 per annum. The lease will be subject to a mutual rolling break option from expiry of the 2nd year.

## ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

## RATES

Current Rateable Value	£82,000
Rate in the £ (2020/21)	51.2p

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL COSTS

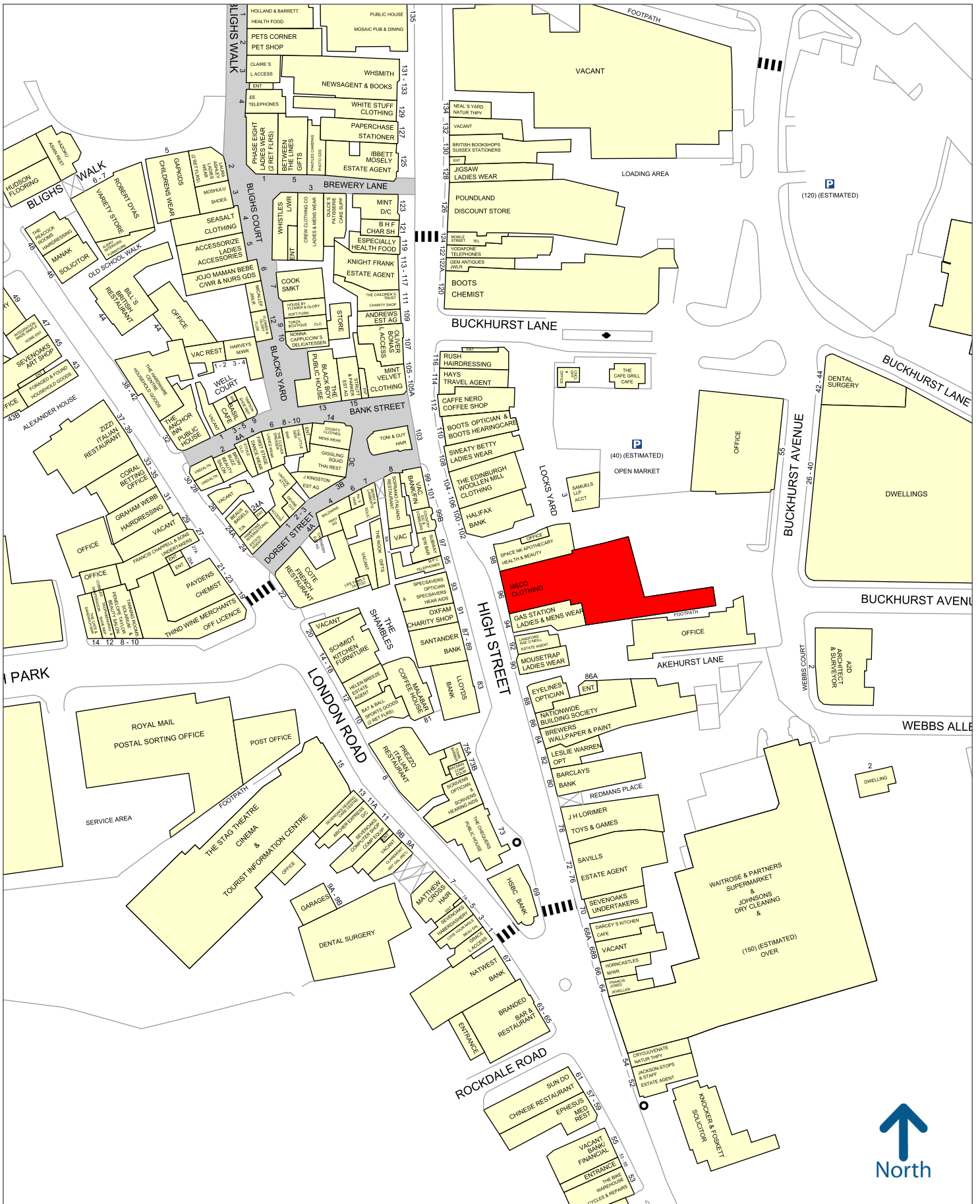
Each party is responsible for their own costs incurred in a transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact agent:-

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Subject to Contract and Vacant Possession.  
Exclusive of VAT (if applicable).



50 metres

Experian Goad Plan Created: 12/04/2021  
Created By: Cradick Retail

