



Opposite **ASDA** – To Let
Suitable for Retail or Trade Counter

LOCATION

Swanley is a commuter town located within the M25, approximately 16 miles southeast of central London, with a population of c.16,500. The town affords excellent transport links with easy access to the M25 motorway and train services to London Victoria, accessed in approximately 35 minutes.

Situated in the Swanley Shopping Centre the unit is located in a prominent position with nearby occupiers including **Asda**, **Specsavers**, **Costa Coffee**, **Savers**, **Subway**, **Holland & Barrett**, **Poundland**, **KFC** and **Ladbrokes**.

DESCRIPTION

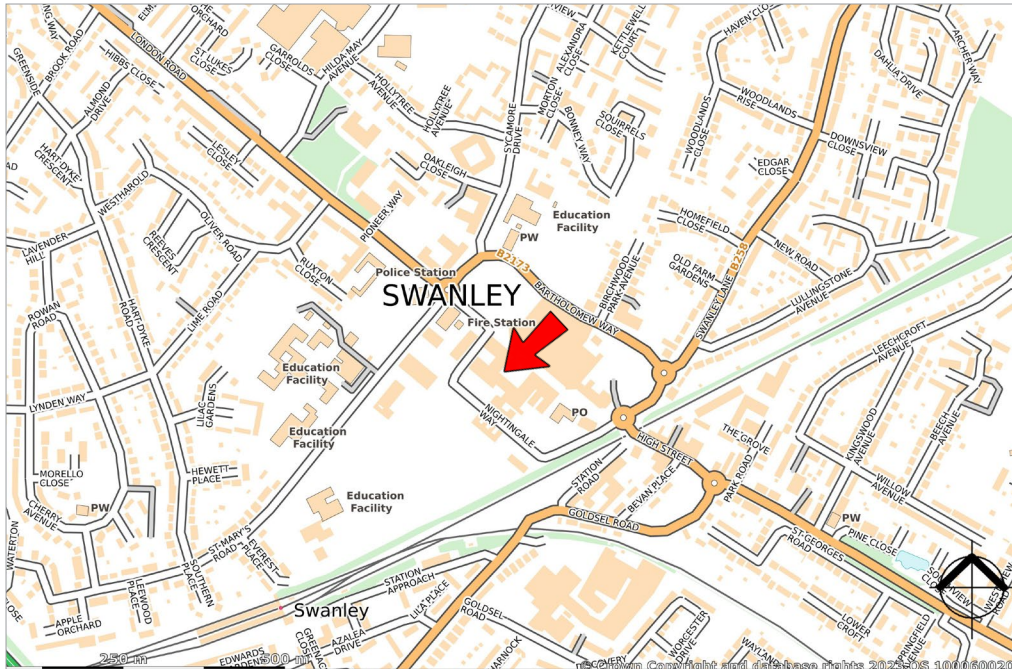
The property comprises a split of the former Wilko (the adjoining unit being under offer to **PureGym**) and will benefit from entrances both from the main mall of the shopping centre and a proposed new rear entrance fronting the customer car park (approx 80 spaces).

ACCOMMODATION

The property is arranged over the ground floor only with the following approximate dimensions and net internal floor area:-

Mall Frontage	10.66 m	35 ft
Car Park Frontage (proposed)	10.80 m	35 ft 6 ins
Internal Width	21.60 m	71 ft 10 ins
Shop and Built Depth	21.59 m	70 ft 10 ins
Ground Floor	446 sq m	4,800 sq ft





TERMS

The property is available by way of a new full repairing and insuring lease for a term of 15 years, at a commencing rent of **£15 psf per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

RATING ASSESSMENT

To be reassessed.

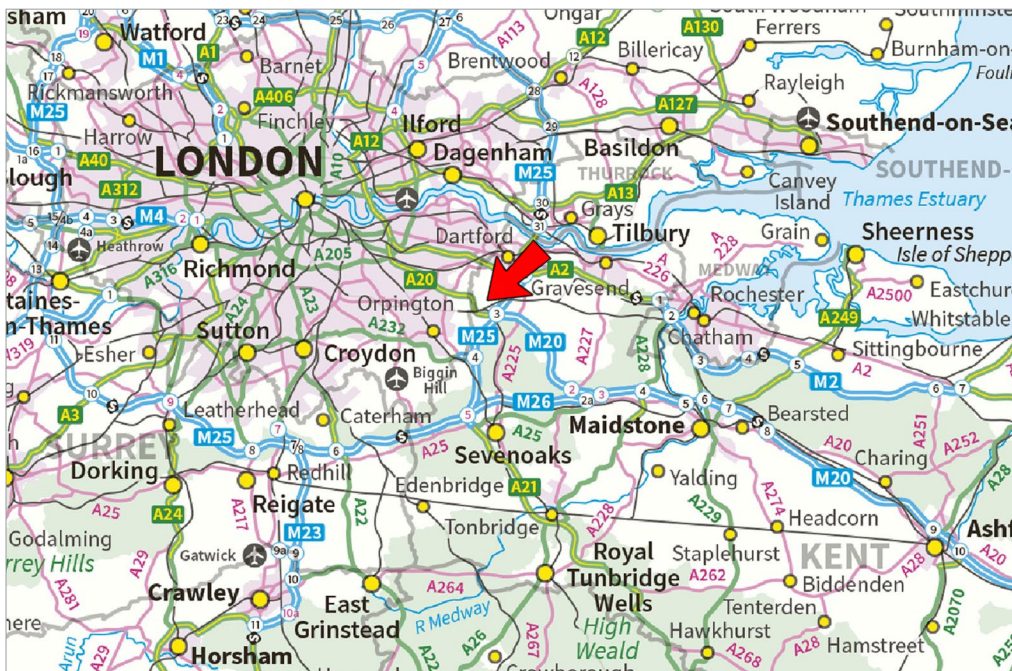
CONTACT

For further information, plans or to arrange an inspection of the property please contact agents:-

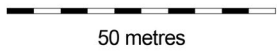
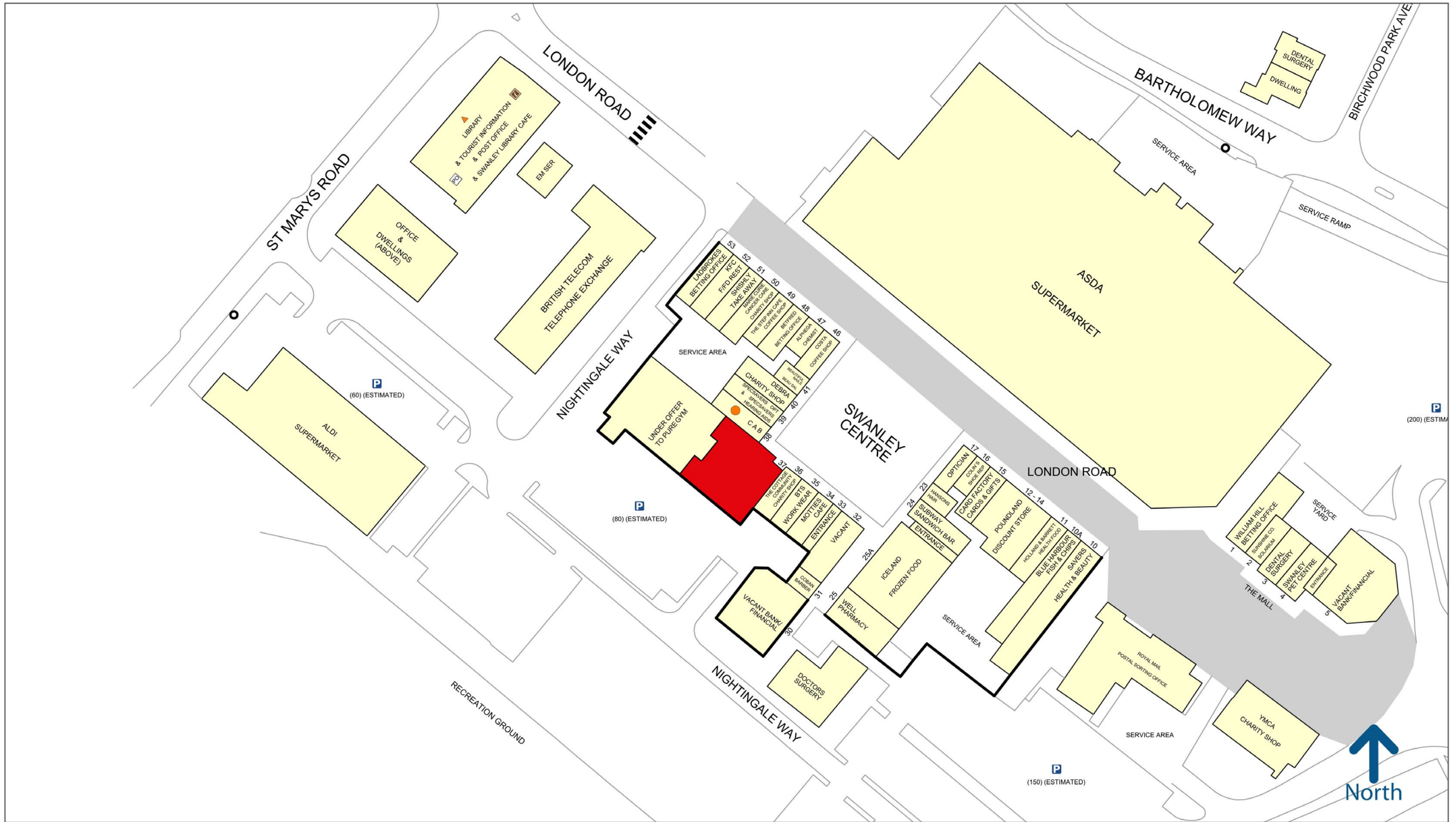
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Subject to Contract and Exclusive of VAT



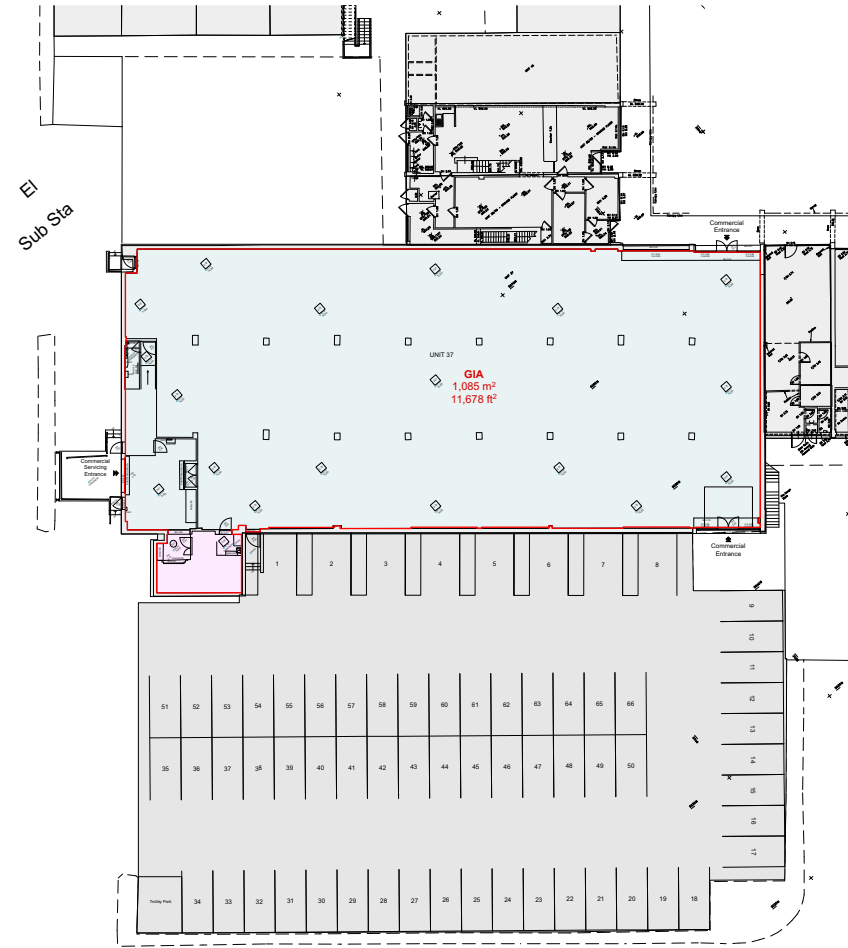
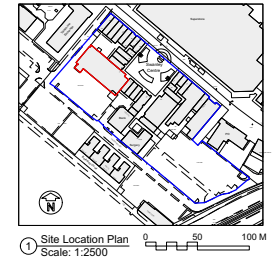
Experian Goad Plan Created: 03/10/2023

Created By: Cradick Retail

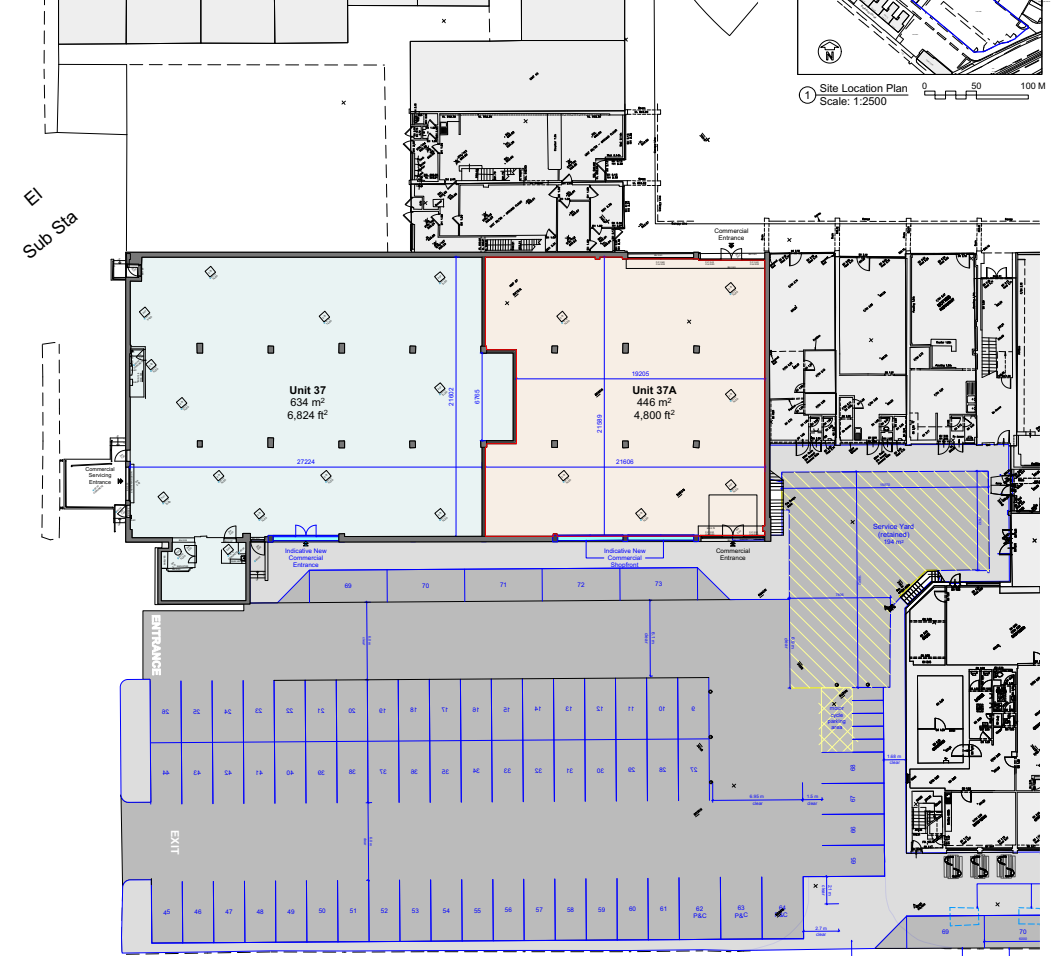
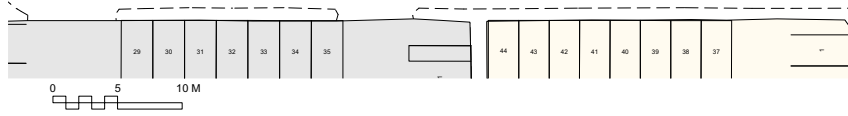


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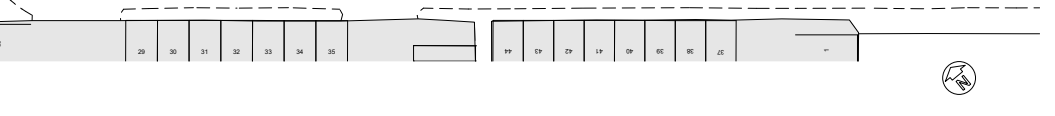
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② Existing (Ground Level)
Scale: 1:200



③ Proposed (Ground Level)
Scale: 1:200



NOTE
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DISCREPANCIES TO BE VERIFIED PRIOR TO
COMMENCEMENT OF WORKS

Rev	Date	Comments	D/B	Chk

Swanley Shopping Centre Swanley, Kent BR8 7TQ		Scale: 1:200/2500 @ A1 Drawn: EW
Existing & Proposed Plans: Unit 37A		Checked: Date: Aug 23 Client: SAE (London) Ltd
200819(SK)62		EADY ARCHITECTURE