

SEVENOAKS 645 SQ.FT (59.9 SQ. M) APPROX

LEASEHOLD **TO LET**



DUE TO RELOCATION - FULLY FITTED OUT SHOP TO LET

UNIT C, 205 LONDON ROAD, SEVENOAKS, TN13 1DW

£20,000 PAX

LOCATION

Situated in a prominent position adjacent but one to Sevenoaks mainline station. Other occupiers in the vicinity include Gallery 88, Pizza Uno and Tom Bell's Fish and Chip Bar.

Sevenoaks town centre is approx 1 mile to the south.

DESCRIPTION

Comprises a fully fitted-out lock-up shop unit. Features include modern shop front, suspended ceiling with integrated lighting, over-door heater, vinyl flooring and a cloakroom/WC.

ACCOMMODATION

With approx. dimensions and floor areas:

Floor	Use	Sq ft	Sq m
Ground	Retail	645	59.9
Gross Frontage		21'9	6.62
Internal Width		21'9	6.62
Built Depth		31'8	9.65

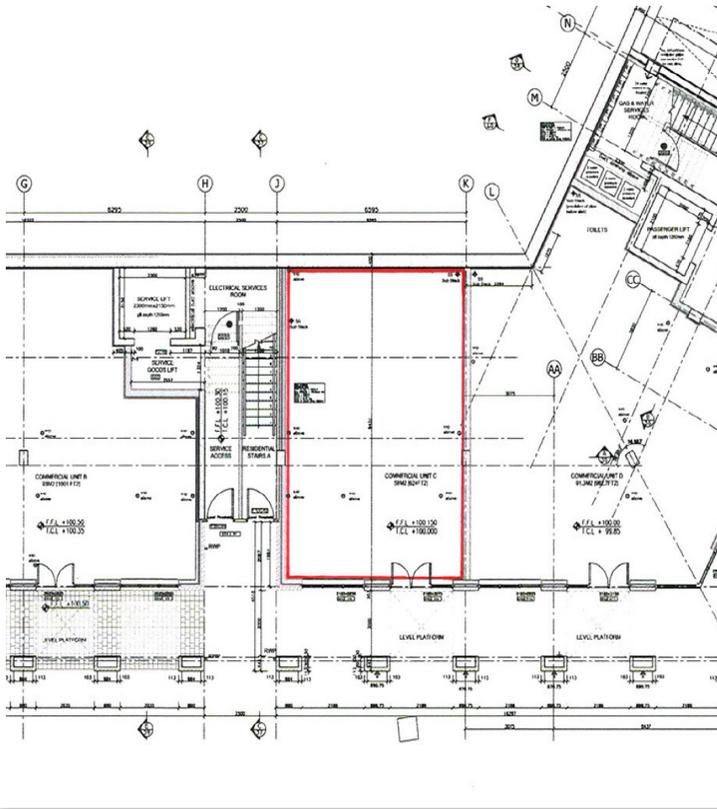
TERMS

To let by way of a new full repairing and insuring sublease, subject to service charge.

RENT

£20,000 per annum exclusive.

indicative floor plan; not to scale



LEGAL COSTS

Each party to pay their own costs.

RATING

Rateable value - £16,750

UBR 2019/2020 0.49.9 p/£ (standard multiplier).

VAT

VAT will be payable on the rent and service charge.

FEATURES

- ✓ Available due to relocation
- ✓ Modern shop front
- ✓ Suspended Ceiling
- ✓ Under 75 yards from Sevenoaks Station

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating B - 50..

VIEWING

By prior appointment with the sole agents:
Salisbury & Co. 01732 463 205

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