SEVENOAKS 1,116 SQ.FT (103.7 SQ. M)



LEASEHOLD TO LET







LOCK-UP SHOP UNIT TO LET

144 HIGH STREET, SEVENOAKS, KENT, TN13 1XE

£37,500 PAX

LEASEHOLD TO LET

LOCATION

Situated in a good position on the High Street between Pizza Express and Wagamama. Other retailers in the vicinity include Tesco, Mimi Bakery, Danish Collection, Juleo, WH Smith and Neals Yard Remedies.

DESCRIPTION

Comprises a good sized lock-up shop unit with modern glazed shop front with central entrance door, susppended ceiling with LED lighting, cloakroom/WC and kitchen.

One parking space available by way of seperate licence.

ACCOMMODATION

With approximate dimensions and floor areas:

Floor	Use	Sq ft	Sq m
Ground	Retail Parking 1 space	1,116	103.7
	Gross Frontage Internal Width Shop Depth	19'4 18'7 71'4	5.90m 5.67m 21.75M

TERMS

A new effectively full repairing and insuring lease is available for a term to be agreed.

RENT

£37,500 per annum exclusive.

LEGAL COSTS

Each party to bear their own costs.

RATING

Rateable Value £32,250 UBR 2016/17 £49.3p/3

SALISBURY & co Experian PEMBROKE ROAD BLIGHS MEADOW BLIGHS ROAD 50 metres For more information on our products and services: rian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

VAT

VAT will be payable on the rent and service charge.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating 125 Band

FEATURES

- ✓ TOWN CENTRE LOCATION
- ✓ LOCK-UP SHOP UNIT
- √ 18'7 (5.67M) INTERNAL WIDTH
- ✓ LED LIGHTING
- √ 1 PARKING SPACE

VIEWING

By prior appointment with the joint sole agents: Salisbury & Co. **01732 463 205** neil@salisburyand.co georgina@salisburyand.co

or

So Retail: 07720 841827 simon@so-retail.co.uk

149 High Street, Sevenoaks, Kent TN13 1XJ Email: neil@salisburyand.co



