

TO LET – NEW BUILD COMMERCIAL PREMISES



'E' user class premises to let being offered in a shell condition.

Forms part of a new build mixed used property.

Total floor area of 70 square metres / 753 square feet.

Strong & highly visible trading position / high volume of passing trade.

Adequate parking within the immediate area.

Good transport links with easy access to M25 & local train station.

13 HIGH STREET

SWANLEY

BR8 8AE

Tenure: TO LET

Rental: £16,500 PER ANNUM

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Swanley is a town in the district of Sevenoaks which is located inside the M25 motorway some 15 miles southeast of Central London. The nearest largest towns are Bexleyheath (6.5miles), Orpington (6 miles), Dartford (5 miles) and Sidcup (4.5 miles). Swanley has easy access to the M25, M20 and also the A20 being on the M25 Junction 3. The A2 is north of the town.

Swanley has its own train station with a journey time into central London of around 30 minutes.

The subject premises is conveniently located on Swanley High Street (B2173) within a short walk of Asda's supermarket. Within the town there are a number of multiple operators as well as many independent and specialist retailers. Swanley High Street is subject to parking restrictions but there is ample 'pay & display' parking within the town.

DESCRIPTION:

The available premises is arranged on the ground floor level only, forming part of a larger newly built development comprising residential accommodation over the upper floors. As part of the build and adjoining this premises at ground floor level is a small office/retail unit.

We are informed that the total ground floor area is around 753sq ft.

While the premises is still undergoing works then early interest could mean that interested parties are able to have their own input as to floor design.

We have been advised that any hot food uses will not be considered.

TENURE:

The premises are available by way of a new Full Repairing & Insuring lease for a minimum term of 5 years. The commencing rental is £16,500 per annum.

EPC:

An EPC will be commissioned once the premises are completed.

RATES:

The tenant is to be responsible for business rates attributable to the demised premises from the date of occupation or completion, whichever is earlier.

We understand that the rateable value will be assessed once the premises are finished.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

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These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.