

TO LET SWANLEY - E CLASS PREMISES



'E' user class lock up premises to let on a new sub-lease.

Forms part of a new build mixed used property.

Total floor area of C. 35 square metres / C. 376 square feet.

Popular location / Ample parking nearby / high volume of passing trade.

Within easy reach of Swanley train station & the M25.

Ideal for some retail uses or for office purposes.

11 HIGH STREET

SWANLEY

BR8 8AE

Tenure: TO LET

Rental: £11,500pa

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 larger 'E' class premises.

We are informed that the total ground floor is around 376sq ft.

TENURE:

To let – The premises are available on a new sublease for a minimum term of 5 years and at a commencing rental of £11,500 per annum.

EPC:

An EPC has been commissioned.

RATES:

Being a new build premises, we understand that the rateable value is being assessed. Should the rateable value be below £12,000pa then it would qualify for business rate relief. Interested parties are advised to make their own enquiries with the relevant council.

SERVICE CHARGE:

A monthly service is to be confirmed.

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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Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not

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