



Shop To Let

## LOCATION

Swanley is a commuter town located approximately 16 miles southeast of central London, within the M25 motorway periphery. The town is served by excellent transport links with easy access to the M25 and a train service to London Victoria in approximately 35 minutes.

The subject premises occupies a prominent position on The Mall. Ample parking is available in the immediate vicinity including Asda car park to the rear. Nearby occupiers to the property include **William Hill, Pure Gym, Asda, Savers, Subway, YMCA, Holland & Barrett, Costa and Card Factory.**

## ACCOMMODATION

The property is arranged as a ground floor lock up shop, with the following approximate dimensions and net internal floor area:-

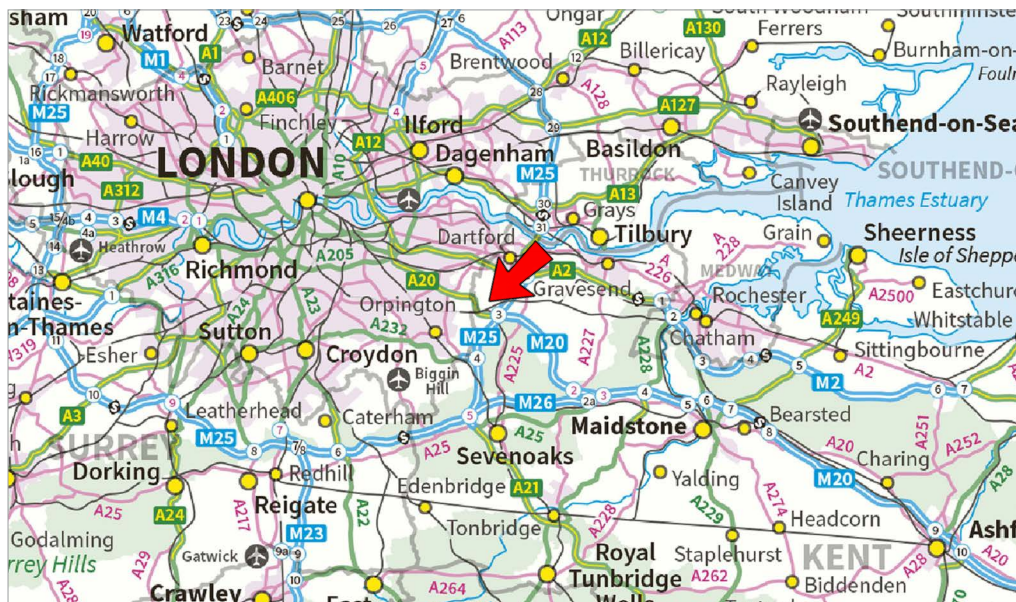
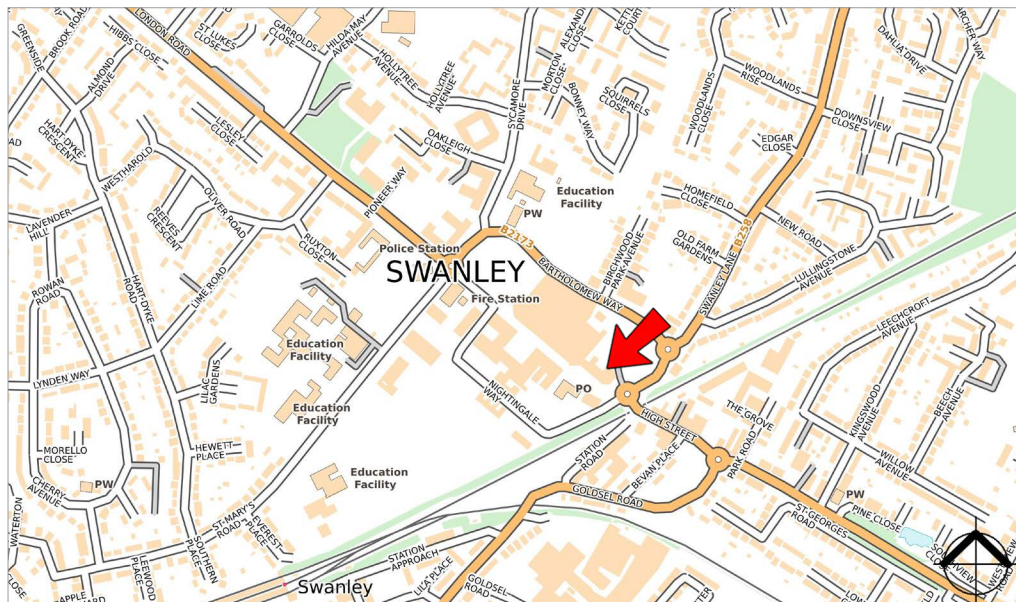
Frontage	6.55 m	21 ft 6 ins
Return Frontage	4.57 m	15 ft 0 ins
Internal Width	6.24 m	20 ft 6 ins
Shop and Built Depth	14.00 m	46 ft 0 ins
<b>Ground Floor Sales</b>	<b>79.1 sq m</b>	<b>852 sq ft</b>
WC		

The property benefits from rear servicing.



## TERMS

The property is available by way of a new effectively full repairing and insuring lease at a commencing rental of **£22,500 per annum**, subject to five yearly upward only rent reviews.



## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available upon request.

## RATING ASSESSMENT

Rateable Value from 2026      £29,250

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

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

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