



Shop To Let Between



and



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.

Swanley Shopping Centre provides the principal shopping within the town. The Centre is anchored by a large **Asda**. Nearby retailers include **Iceland, Holland & Barrett, Card Factory, Costa, KFC** and **Superdrug**. The subject premises occupies a corner position in the shopping centre, adjacent to **Specsavers**. Ample parking is available in the immediate vicinity including Asda car park to the rear of the Centre.

ACCOMMODATION

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

Ground Floor Sales	134.8 sq m	1,451 sq ft
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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.

SERVICE CHARGE

Service charge £4,090.58 pa

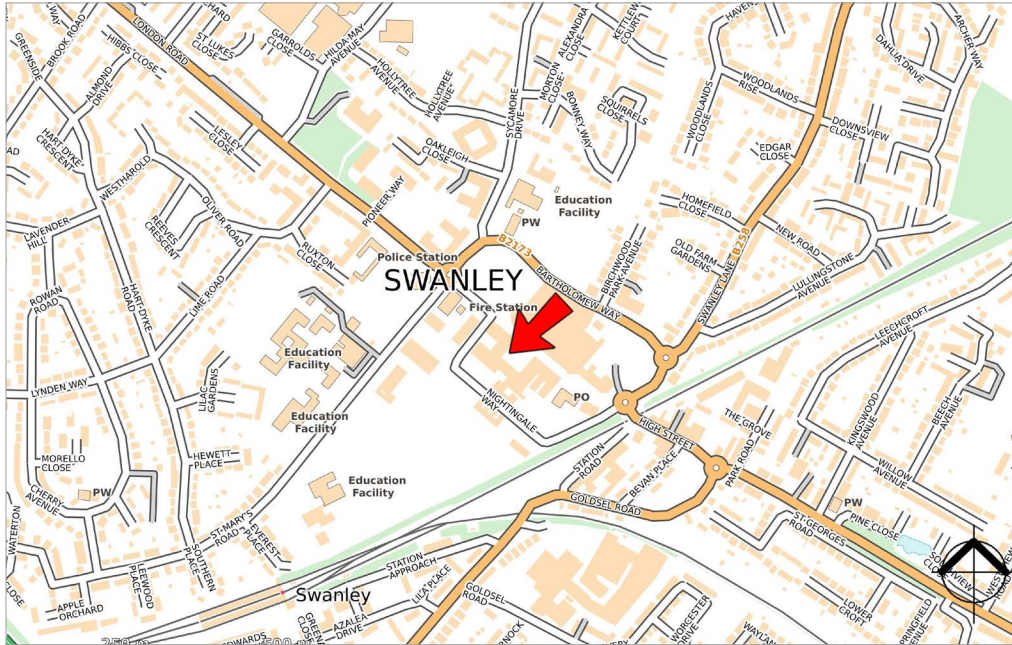


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Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001



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ENERGY PERFORMANCE CERTIFICATE

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

RATING ASSESSMENT

Rateable Value £19,500

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

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

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

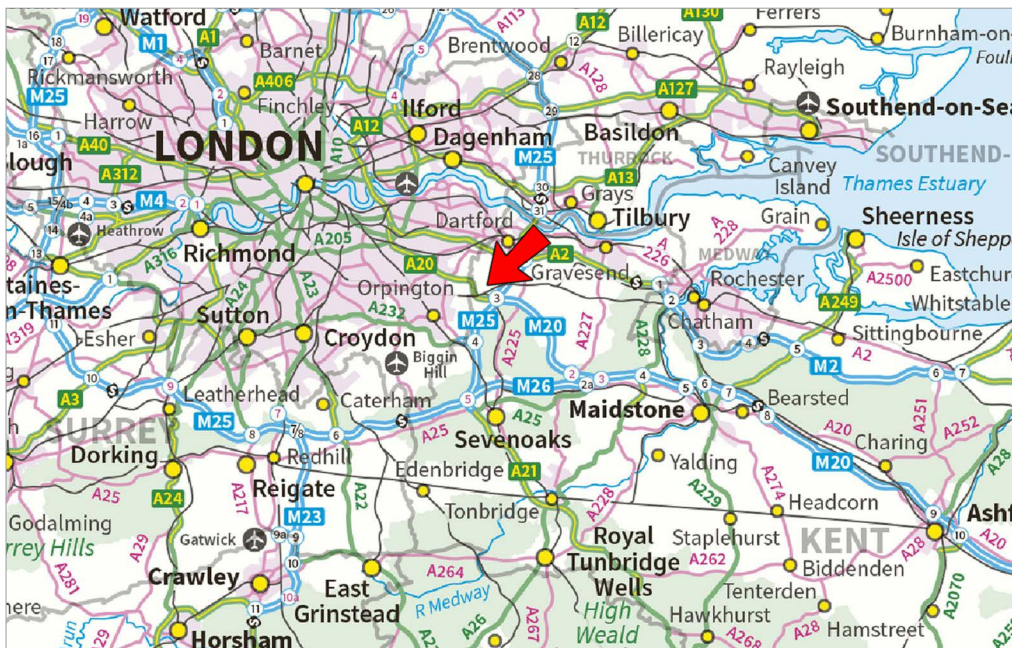
CONTACT

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

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Subject to Contract and Exclusive of VAT (if applicable)



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