



PROPOSED CLASS E UNIT, ADJACENT TO SLADE FITNESS

PHOTO FOR IDENTIFICATION PURPOSES ONLY

TO LET

NEW CLASS E UNIT (STP) c.46.54 m² (501 sq ft)

POND STREET, STONE STREET, SEVENOAKS, TN15 0LP

est. 1828
bracketts

LOCATION

The property will be located adjacent to the recently refurbished Slade Fitness centre situated off Pond Street in the village of Stone Street on the outskirts of Sevenoaks.

The property is located around 1 mile from the A25, providing a direct link to the M25 motorway network, joining at Junction 5 around 6 miles to the west and 5 miles to junction 2a of the M26 to the east.

Sevenoaks town centre lies 5 miles to the west and Maidstone 15 miles to the east.

DESCRIPTION

The property will comprise a detached building, to be constructed to modern specification and design. The unit will have 3-phase electricity and water connection.

We are informed the property will extend to approximate GIA:

Unit 2 46.54 m² (501 sq ft).

TERMS

The property will be available to be let by way of a new lease on Full Repairing and Insuring terms by arrangement.

RENT

Rental on application.

We are informed a service charge will be levied for upkeep of common parts.

TERMS

A new full repairing and insuring lease for terms to be agreed.

PLANNING

We are led to believe planning consent for Class E use has been submitted.

Interested parties are advised to check their intended use is lawful with the LPA.

BUSINESS RATES

To be assessed.

VAT

To be confirmed if VAT is levied.

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

The property will be available upon completion of the legal formalities.

EPC

Awaiting assessment.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone **01732 350503**

Dom Barber

dominic.barber@bracketts.co.uk

Dominic Tomlinson

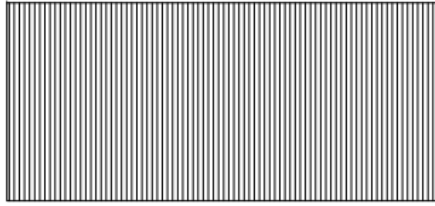
dominic.tomlinson@bracketts.co.uk

Subject to contract & lease

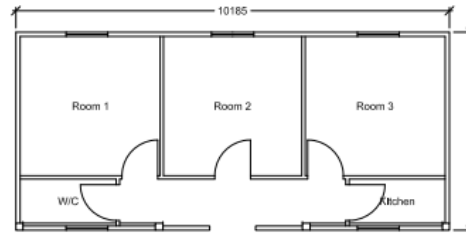
Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

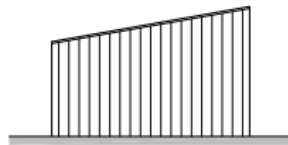
Proposed plans



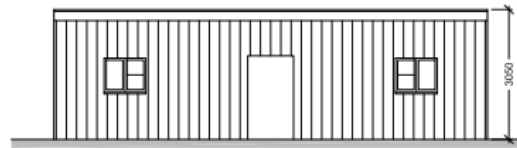
Roof Plan (Scale: 1:100)



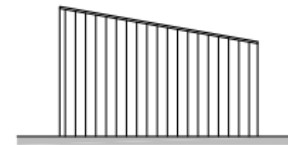
Ground Floor Plan (Scale: 1:100)



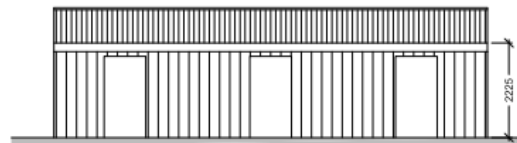
East Elevation (Scale: 1:100)



North Elevation (Scale: 1:100)



West Elevation (Scale: 1:100)



South Elevation (Scale: 1:100)

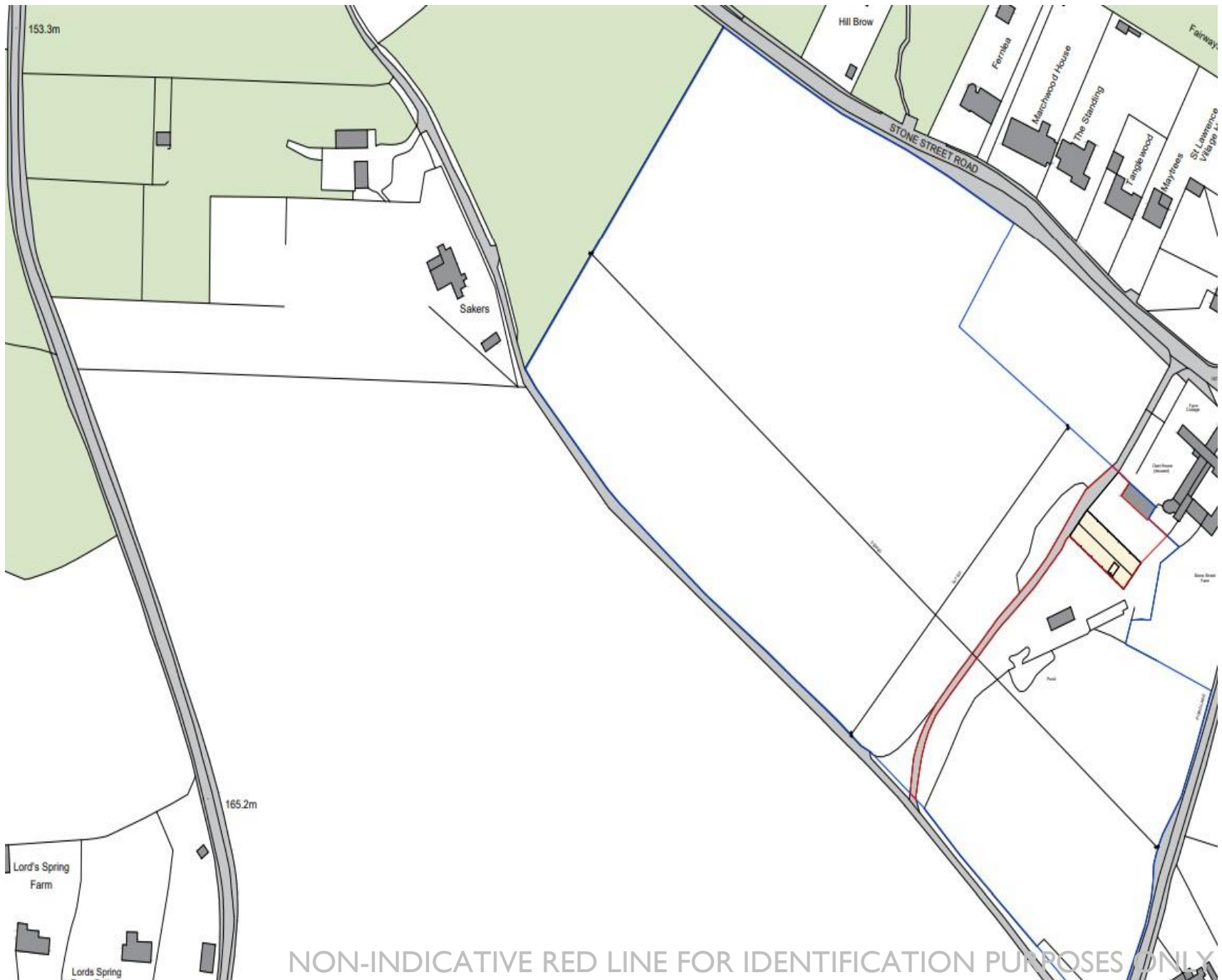
Proposed location



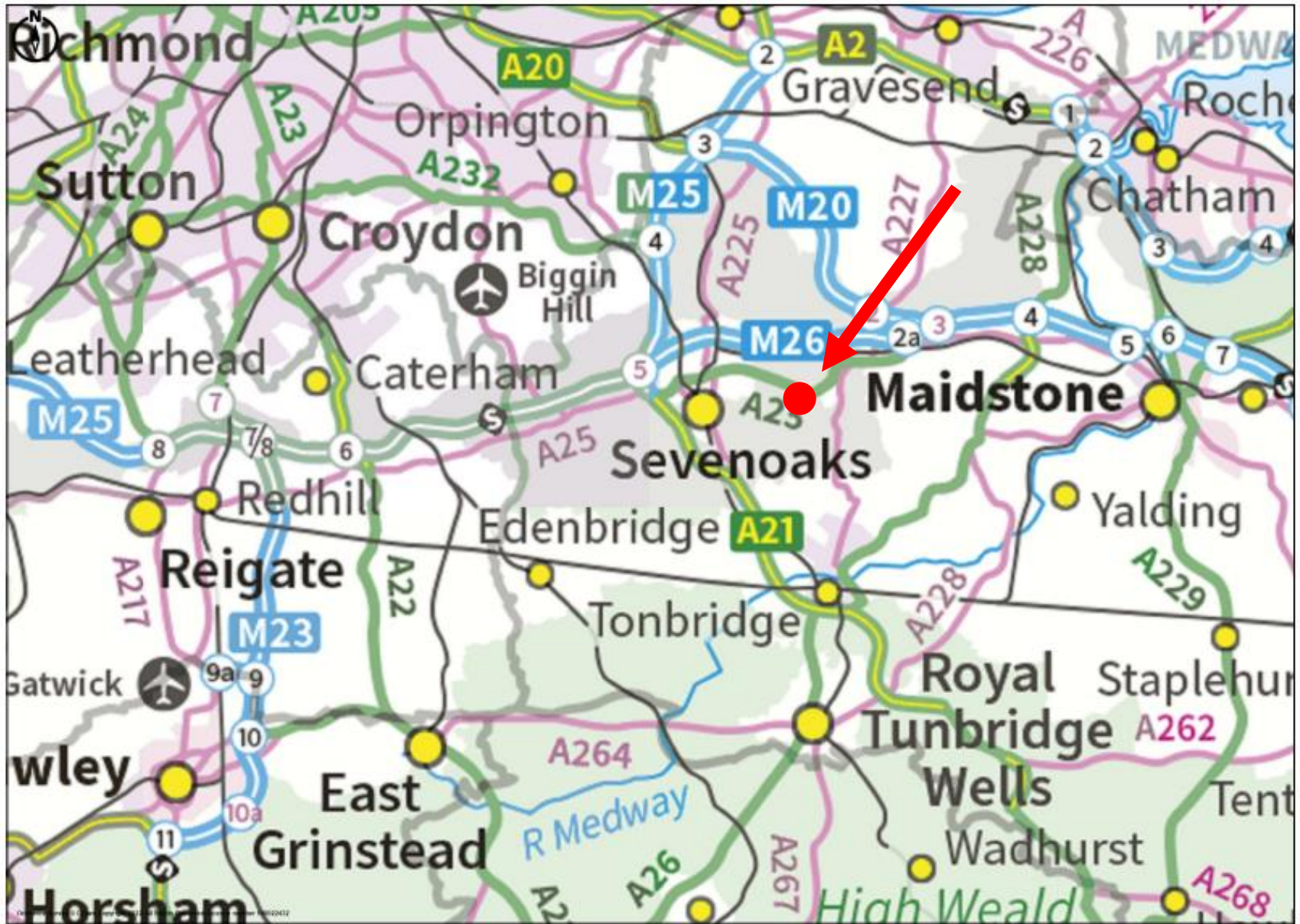
NON-INDICATIVE RED LINE FOR IDENTIFICATION PURPOSES ONLY



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SEVENOAKS
TN15 0LP**



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