

SEVENOAKS 1,176 SQ.FT (109.3 SQ M) APPROX,



LEASEHOLD **TO LET**



PRIME RETAIL UNIT TO LET

UNIT 137C HIGH STREET, SEVENOAKS, KENT, TN13 1UX

£45,000 PER ANNUM

SALISBURY & Co.
01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

UNIT 137C HIGH STREET, SEVENOAKS, KENT, TN13 1UX

LEASEHOLD **TO LET**

LOCATION

Situated in a prominent position on the High Street, close to the junction with Bligh's Road, being the main pedestrian entrance into the popular Bligh's Meadow shopping centre.

Occupiers in the vicinity include Nando's, Wagamama, Holland and Barrett, Costa Coffee, NFU Mutual, Howden Insurance among others.

DESCRIPTION

Comprises a ground floor lock-up shop unit. The unit is regularly shaped and benefits from an external security shutter to one half of the shop front.

Please note the first floor (approx 1,542 sq ft) is also available.

ACCOMMODATION

Approx net internal floor area:	Sq. Ft	Sq. M
Ground Floor	1,176	109.3

Gross frontage - 22 ft (6.67 m).

Built depth - 58 ft (17.62 m).

TERMS

The premises are available by way of a new lease for a term to be agreed.

RENT

£45,000 per annum.

RATING

Rateable value of £31,750.

UBR 2026/27 38.3p/£ (RHL).

Estimated rates payable from £12,128.

SERVICE CHARGE

Further details upon request.

VAT

VAT will be payable on the rent and service charge.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C.

USE

Class E and other uses subject to planning consent.

LEGAL COSTS

Each party to pay their own costs.

ANTI MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenant(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

FEATURES

- Class E Unit
- Prominent Position
- Roller Shutter
- Town Centre Location
- Gross Frontage - 22 ft
- Built Depth - 58 ft

VIEWING

By prior appointment with the joint sole agents:

Salisbury & Co:

Neil Salisbury e: neil@salisburyand.co

Annie Salisbury e: annie@salisburyand.co

Savills:

Nicole DeBlaquiere e: Nicole.DeBlaquiere@savills.com

SALISBURY & Co.
01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LIME TREE WORK SHOP, 11 LIME TREE WALK,
SEVENOAKS, KENT, TN13 1YH



the mark of
property
professionalism
worldwide

IMPORTANT NOTICE The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Salisbury & Co. is the trading name of Salisbury & Co. Ltd. Registered in England Company No. 05291959. Registered Office: 2 Lakeview Stables, Lower St Clere, Kemsing, Sevenoaks, Kent, TN15 6NL.

SEVENOAKS (KENT, SOUTH EAST)

