

Ref: AGT/AK/0:3692

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**

**REFURBISHED LOCK-UP SHOP UNIT  
WITH ADJACENT CAR PARKING  
TOTAL FLOOR AREA APPROX 830 SQ.FT. (77.11M<sup>2</sup>)**



**31 AZALEA DRIVE, SWANLEY, BR8 8HS**

**LOCATION:**

Situated within an established parade South of Swanley Town Centre and close to Swanley Railway Station.

**DESCRIPTION:**

Comprises an end of terrace recently refurbished lock-up shop unit with the benefit of 3 allocated parking spaces upon the forecourt. To the rear of the sales area there is a private office plus cloakroom/wc and kitchenette area.

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These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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**ACCOMMODATION:** (with approximate dimensions and floor areas) comprises:-

**SHOP:** 19'0" (5.9M) x 40'0" (12.25M<sup>2</sup>)

**SALES AREA INCLUDING PRIVATE OFFICE:**

**APPROX 830 SQ.FT. (77.11M<sup>2</sup>)**

Cloakroom/wc and kitchenette area.

**TERMS:** To be let upon a full repairing and insuring Lease at terms to be agreed.

**RENT:** £13,000 per annum exclusive.

**SERVICE CHARGE:** A service charge is levied to cover the cost of the repair, maintenance, cleaning and management of the common parts and structure. (Full details awaited).

**RATES PAYABLE:** We understand from a verbal enquiry of Sevenoaks District Council that the rates payable on the premises are **£2,152.80** (2010/2011 Assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

**LEGAL COSTS:** The ingoing Tenant is to be responsible for the payment of both parties legal fees.

**VAT:** We are advised by our clients that VAT *will not* be payable on the rental agreed under current legislation.

**VIEWING:** **ONLY by prior arrangement with the Owner's Agents**  
**LINAYS COMMERCIAL Tel: 01689 875511 or**  
**Email: [Commercialproperty@linays.co.uk](mailto:Commercialproperty@linays.co.uk)**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose.  
Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor.  
References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property