

SEVENOAKS

29 LONDON ROAD

TN13 1AR

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – PROMINENT GROUND FLOOR PREMISES
A1 RETAIL USE – APPROX 874 SQ.FT (81 SQ.M)**

Location

Sevenoaks is an affluent commuter town located approximately 24 miles south-east of Central London. The town benefits from close proximity to the M25 and M26 motorways, the A21 dual carriageway and regular rail services to London's Charing Cross Station.

The property which is in a conservation area is situated at the southern end of the London Road (A224) in an established pitch close to the junction with South Park. Surrounding occupiers include Graham Webb, Zizzi and Hamptons International.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	16'	4.8m
Total Depth:	58"	17.6m
Sales Area:	815sq.ft	75sq.m
Office	59 sq.ft	5.4 sq.m
WC & Kitchen		

Please note that a portion of the ground floor has a limited floor to ceiling height of approx. 6'3".

Description

The property comprises a self-contained retail unit set out over ground floor level and currently arranged to provide sales area with partitioned fitting rooms, rear office, kitchen and WC. Features include a glazed return frontage and basement storage (currently inaccessible).

We believe the premises would suit a wide range of operators' subject to the necessary planning consent.

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£22,500 (Twenty-Two Thousand Five Hundred Pounds) per annum exclusive.**

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,820.00 (2019/20 assessment)
Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to pay their own legal and professional fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental or sale price under current legislation.

Planning

The property has most recently been occupied under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to Sevenoaks District Council.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



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TN13 1AR

Certificate Reference Number:
0798-2831-4030-2000-3903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **177** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 77
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 280.33

Benchmarks

Buildings similar to this one could have ratings as follows:
32 If newly built
86 If typical of the existing stock

Viewings

Available by prior appointment via joint agents:



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