SEVENOAKS

149-153 LONDON ROAD, DUNTON GREEN

TN13 2UP



TO LET – TRIPLE FRONTED GROUND FLOOR UNIT FLOOR APPROX 745 SQ.FT /69 SQ.M

Location

Dunton Green is a predominately residential village located within Sevenoaks, Kent.

The subject premises occupy a prominent position on London Road with a good level of passing traffic.

Dunton Green Railway station is located approximately 0.3 miles from the subject property, providing regular services to London Charing Cross.

Description

The premises comprise a triple fronted retail unit set out over ground floor level with rear yard areas.

The premises are currently arranged to provide, reception and sales area, kitchenette/staff room, WC and rear store.

The premises would suit a wide range operators.



Accommodation

(with approximate dimensions and floor areas)

745sq.ft

Total Floor Area: WC 69sq.m

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 **£24,000 (Twenty Four Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance.

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 £TBC (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

CEPC Energy Performance Certificate HMGovernment Non-Domestic Building 149-153 London Road Dunton Green SEVENOAKS TN13 2UP Certificate Reference Number 9265-3088-0534-0100-5391 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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates. Energy Performance Asset Rating More energy efficient A4 A 0-25 **B** 26-50 C 51-75 **474** This is how en the building is D 76-100 E 101-125 F 126-150 **G** Over 150 Less energy efficient Technical Information Buildings similar to this one could have ratings as Main heating fuel: Grid Supplied Electricity **Building environment** Heating and Natural Ventilation Total useful floor area (m²): Assessment Level: 67 25 If newly built Building emission rate (kgCO₂/m² per year): 73.89 If typical of the existing stock Primary energy use (kWh/m² per year): 437.1 Viewings Available by prior appointment via Linays Commercial Limited. COMMERCIAL 26A STATION SQUAR PETTS WOOD, ORPING 5 1N/ 01689 875 511 **Contact:** Email: Mandeep Cheema mc@linays.co.uk

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