

SEVENOAKS

149-153 LONDON ROAD, DUNTON GREEN
TN13 2UP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**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)

Total Floor Area: 745sq.ft 69sq.m
WC

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

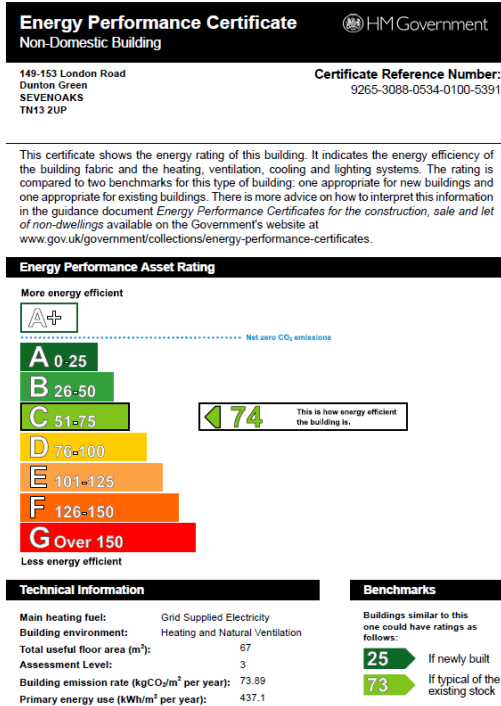
Rating Assessment

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



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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