

# SEVENOAKS

3 STATION PARADE, LONDON ROAD

TN13 1DL

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – PROMINENT GROUND FLOOR & BASEMENT PREMISES  
CLASS E/A1 RETAIL USE – APPROX 692 SQ.FT (64 SQ.M)**

## Location

Sevenoaks is an affluent commuter town located south of Orpington and north of Tunbridge Wells. 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 is situated in a central and prominent position on London Road (A224) in an established pitch close to the junction with St Botolphs Road and Hitchen Hatch Lane. Surrounding occupiers include a mixture of commercial and residential occupiers.



## Description

The property comprises a self-contained retail unit set out over ground and basement floor level currently arranged internally to provide first floor sales area with basement store/ancillary space.

The Landlords will be retaining a proportion of the property at ground and basement floor level with separate access from the rear. Prior to a new Tenant occupying the Landlords are to arrange for the installation of a partition wall.

## Accommodation

(with approximate floor areas)

Ground Floor:	418sq.ft	38sq.m
Basement:	<u>274sq.ft</u>	<u>25sq.m</u>
<b>Total Floor Area:</b>	<b>692sq.ft</b>	<b>64q.m</b>

## 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 **£30,000 (Thirty Thousand Pounds) per annum exclusive**.

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 (2021/22 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 price under current legislation.

## Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). Interested parties are advised to make their own enquiries to Sevenoaks District Council.

## Commercial Energy Performance Certificate

3 STATION PARADE  
LONDON ROAD  
SEVENOAKS  
TN13 1DL

Energy rating

**D**

Valid until  
**13 July 2031**

Certificate number  
**1713-7239-4002-0593-6706**

## Viewings

Available by prior appointment via sole letting agents:



Contact:

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