



162, London Road, Sevenoaks, Kent, TN13 2JA



**SIBLEY PARES**

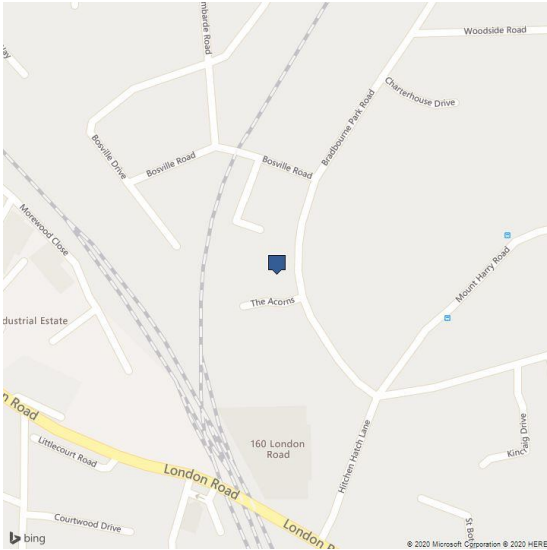
CHARTERED SURVEYORS & ESTATE AGENTS

284 Sq Ft (26.38 Sq M)

- £15,000 per annum
- Suitable for alternative uses, subject to planning consent
- Prominent pitch opposite train station
- Affluent, market town







### Accommodation

The property comprises a former taxi office, with retail area & ancillary storage:

Retail Area: 233 sq ft (21.62 sq m)

Storage: 51 sq ft (4.76 sq m)

Total NIA: 284 sq ft (26.38 sq m)

### Rateable Value

RV £6,900 @ 49.9p in the £

Rates payable £3,443.10 for the year 2020/21

(May be applicable for full small business rates relief, please contact the local authority for further details.)

### EPC

Awaited

### Services

Mains electricity

### VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

### Description

Prominent former taxi office to let, located opposite Sevenoaks Train Station

### Location

The property is located on the London Road in Sevenoaks, in a highly prominent pitch, directly opposite Sevenoaks Train Station. Sevenoaks is an affluent market town with good links to London via a mainline train station, and good access to the motorway network via junction 5 of the M25.

### Rent

**£15,000 Per Annum Exclusive**

### Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

### Legal Costs

Each side to bear its own legal and professional costs

### Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact

Phil Hubbard e: phil.hubbard@sibleypares.co.uk or

Matt Sadler e: matt.sadler@sibleypares.co.uk



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

