

on behalf of

THE
ARCH
CO



TO LET 1,761 SQ M (18,996 SQ FT)

SECURE SURFACED YARD

SHOREHAM GOODS YARD, SHOREHAM ROAD, SHOREHAM, SEVENOAKS, TN14 7RT

est. 1828
bracketts

LOCATION

A rare site available with a self-contained yard located at Shoreham Station, Sevenoaks Kent.

The property is accessed through the main station car park off Shoreham Road (A225) linking Sevenoaks to the south with Farningham to the north.

The A225 connects to A220 and junction 3 of the M25, 11 mins (6 miles) to the north from the site.

DESCRIPTION

The property comprises a secure hard standing site available on flexible terms. Water and electricity supply is connected to the site.

FLOOR AREA

The yard has the following approx. floor areas:

Site Area	240 sq m (18,996 sq ft)
	0.15 HA (0.38 AC)

TERMS

The site is available to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954.

RENT

£49,000 per annum exclusive, payable quarterly in advance, plus VAT.

VAT

VAT is payable.

SERVICE CHARGE

To be confirmed

BUSINESS RATES

Enquiries from the VOA Website indicate that the property has a rateable value of £10,000.

The UBR for 2024/25 is 49.9p in the £.

DEPOSIT

The ingoing Tenant will be required to provide a deposit.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs. In the event a Tenant decides not to use a solicitor, a fee of £395 plus VAT will be payable for a Standard Tenancy. Should prospective tenants wish to alter a premises, a License To Alter fee of £350 plus VAT will be payable.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Subject to contract

Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

TO LET

SECURE SURFACED YARD

APPROX. 1,761 SQ M (18,996 SQ FT)

SHOREHAM GOODS YARD
SHOREHAM ROAD
SHOREHAM
SEVENOAKS
TN14 7RT

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