



TO LET 26.33m² (283 sq. ft)

CLASS E - RETAIL UNIT

41 Dartford Road, Sevenoaks, Kent TN13 3TE

bracketts est. 1828

LOCATION

The property is situated on the western side of Dartford Road, just 400 yards north of Sevenoaks Town Centre, close to the historical Vine cricket ground.

Sevenoaks Mainline Station, is 0.6 miles (15 minutes on foot) and provides a fast and frequent train service to central London stations (London Bridge, Cannon Street, Waterloo East and Charing Cross) with a minimum journey time to London of approx. 25 minutes.

The shop is one of four in a small retail parade with other occupiers being a hairdressing salon and a hair & beauty salon.

DESCRIPTION

The property comprises a ground floor former retail unit, within an end of terrace building.

The unit benefits from a w/c and small kitchenette installation to the rear.

FLOOR AREA

The unit has the following approx. net internal floor area:

26.33m² (283 sq. ft)

Measurements are approximate and we encourage interested parties to verify.

TERMS

The unit is available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£9,850 per annum exclusive, payable quarterly in advance.

Service charge details available upon request.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

The unit is currently listed as 'Shop and Premises' with a Rateable Value of £8,200.

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

EPC

To be assessed.

PLANNING

We are led to believe the property benefits from Class E usage. Interested parties are encourage to verify their use directly with the LPA.

VAT

VAT is not levied.

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

POSSESSION

On lease completion, subject to vacant possession.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

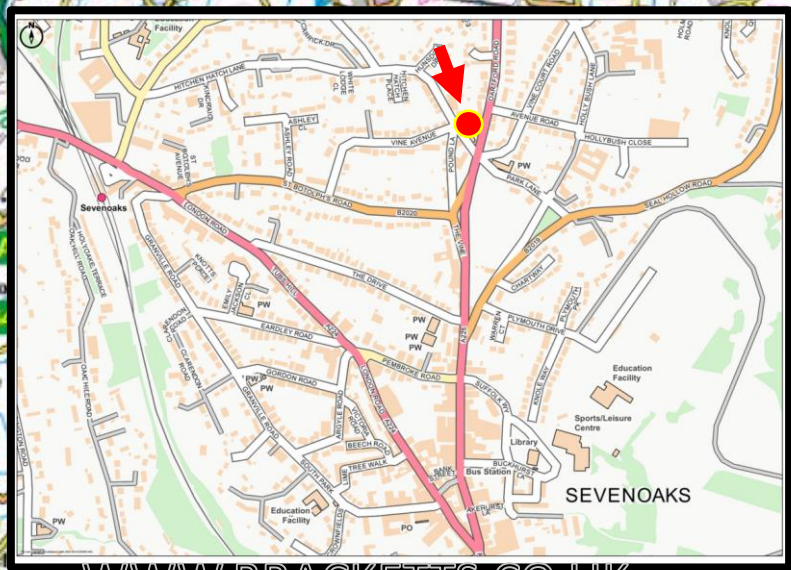
Joshua O'Brien

joshua.obrien@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

CLASS E - RETAIL UNIT

26.33m² (283 sq. ft)

41 Dartford Road,
Sevenoaks
Kent
TN13 3TE

est. 1828
bracketts

132 High Street
Tonbridge
Kent TN9 1BB

Tel: (01732) 350503

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,
Tunbridge Wells, Kent
Tel: (01892) 533733



2025 ANNUAL AWARDS

WINNER

TOP AGENCY

