


# TO LET

CAFÉ 108 $m^2$ (1,622 sq ft)

POND LANE, STONE STREET, SEVENOAKS, TN15 0LP

bracketts est.1828

## LOCATION

The property will be located adjacent to the Slade Fitness centre situated off Pond Street in the village of Stone Street on the outskirts of Sevenoaks.

The property is located around 1 mile from the A25, providing a direct link to the M25 motorway network, joining at Junction 5 around 6 miles to the west and 5 miles to junction 2a of the M26 to the east.

Sevenoaks town centre lies 5 miles to the west and Maidstone 15 miles to the east.

## DESCRIPTION

The property will comprise a semi-detached unit, The buildings will be constructed to a modern shell specification and design. Each unit will benefit from a three-phase electricity supply, mains water connection and dedicated on site parking.

We are informed that the accommodation will extend to the following approximate Gross Internal Areas (GIA):

Unit 2
Ground Floor: 72 sq. m (775 sq. ft)
Mezzanine: 36 sq. m (388 sq. ft)

Total Accommodation - 108 sq. m (1622, sq. ft)
*Note: All areas are approximate and verification is recommended.*

## TERMS

The property will be available to be let by way of a new lease on Full Repairing and Insuring terms by arrangement.

## RENT

Rental on application.

We are informed a service charge will be levied for upkeep of common parts.

## TERMS

A new full repairing and insuring lease for terms to be agreed.

## PLANNING

We are led to believe the property has planning consent for Class E (b) (d) use.

Interested parties are advised to check their intended use is lawful with the LPA.

## BUSINESS RATES

To be assessed.

## VAT

VAT is levied.

## RENTAL DEPOSIT

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

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## POSSESSION

The property will be available upon completion of the legal formalities.

## EPC

To be assessed.

## VIEWING

Strictly by appointment through sole agents Bracketts:

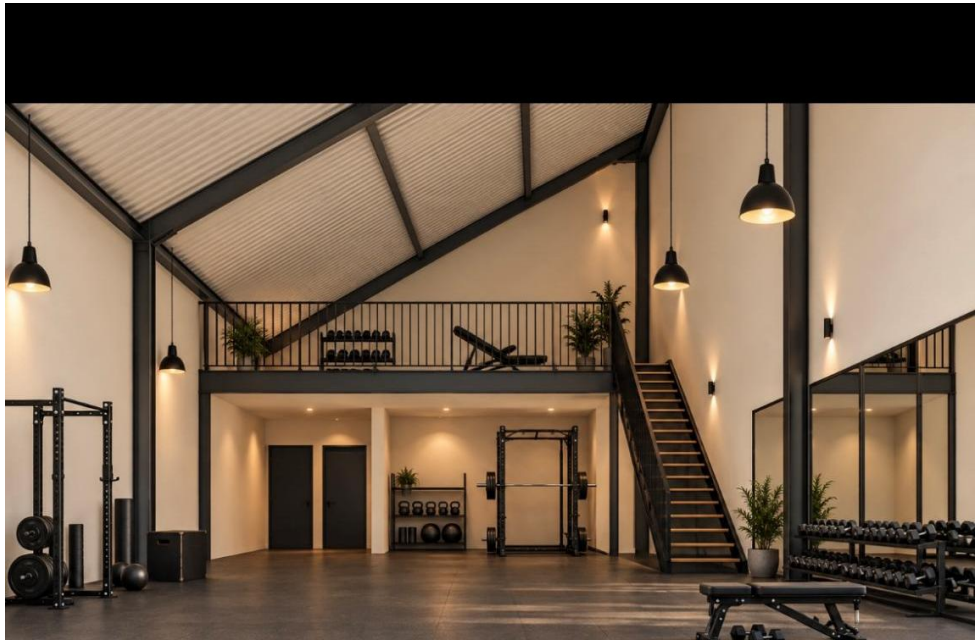
Telephone **01732 350503**

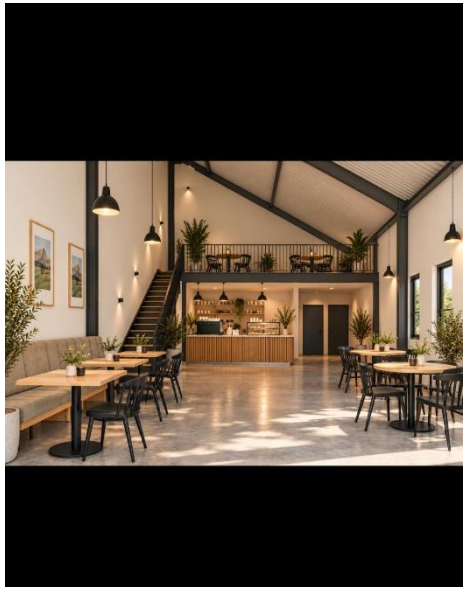
**Joshua O'Brien**
Joshua.o'brien@bracketts.co.uk

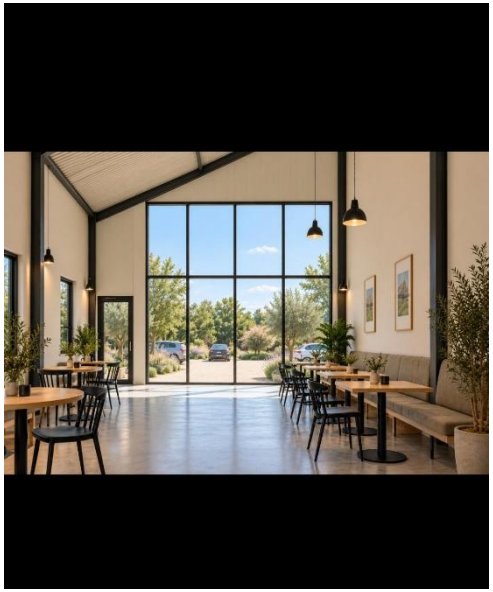
**Dominic Tomlinson**
dominic.tomlinson@bracketts.co.uk

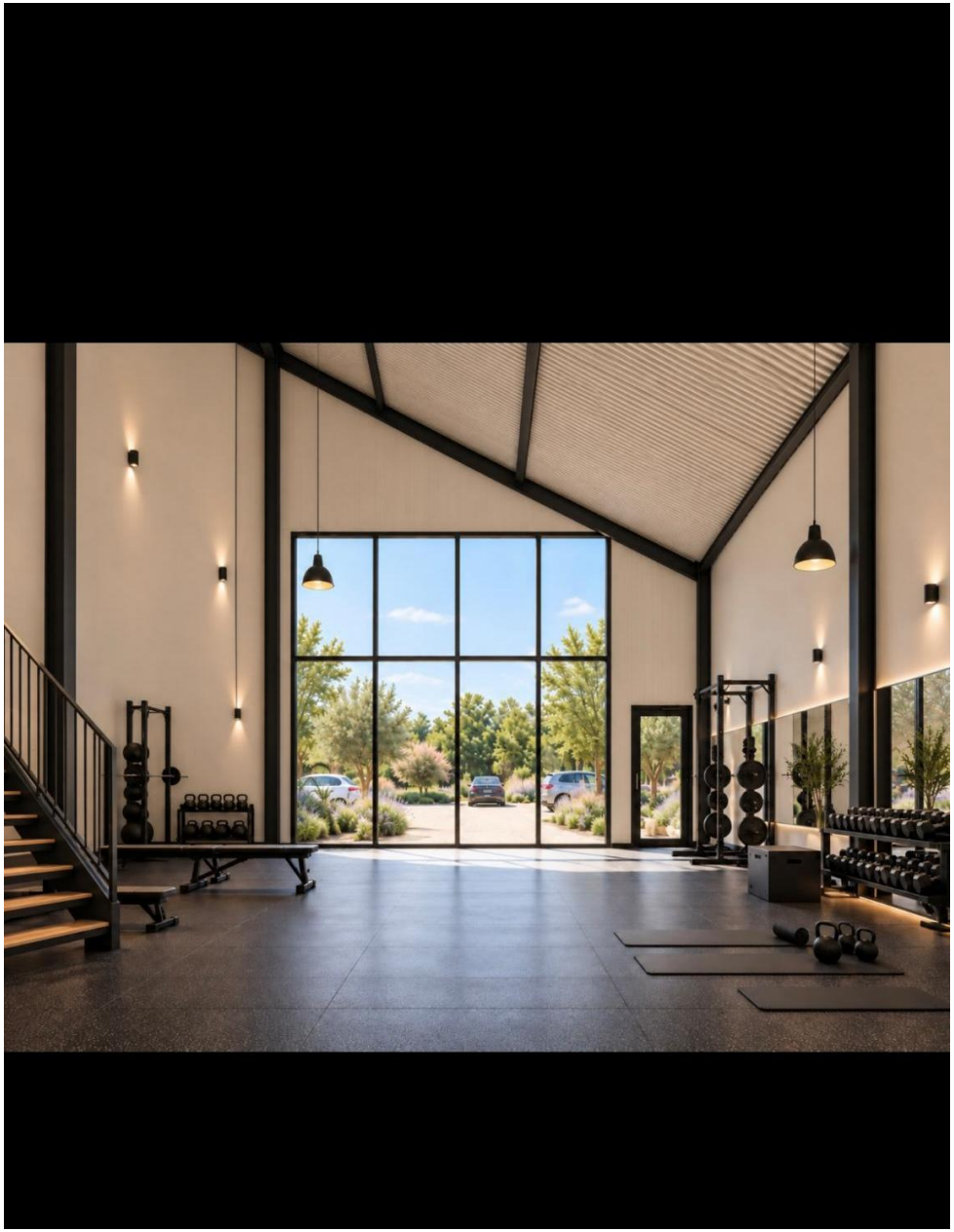
*Subject to contract & lease*

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.





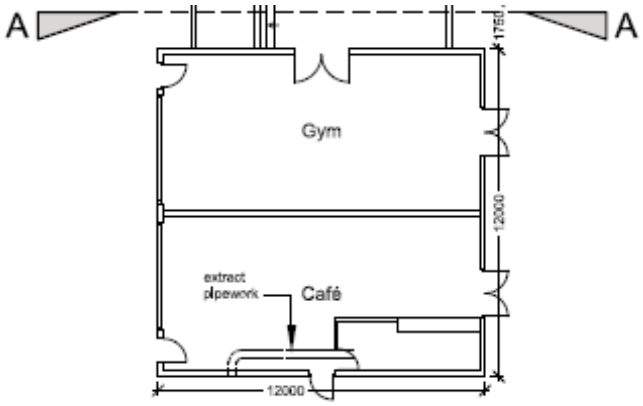


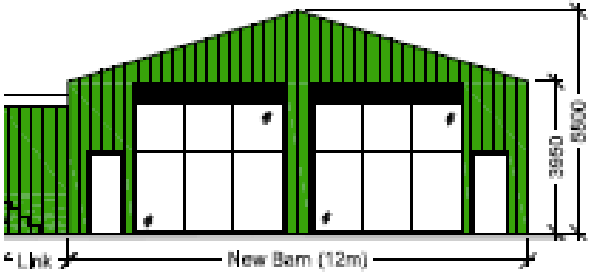


*CGI IMAGES FOR DEMONSTRATIVE PURPOSES ONLY*

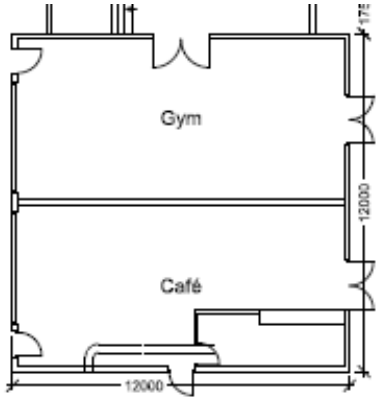
# Proposed floor plans for identification only

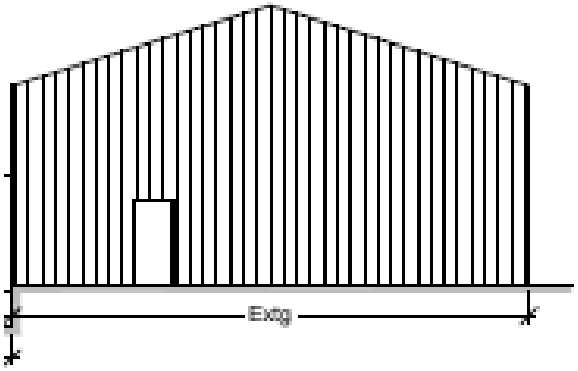
## Ground Floor Plan
(Scale: 1:200)



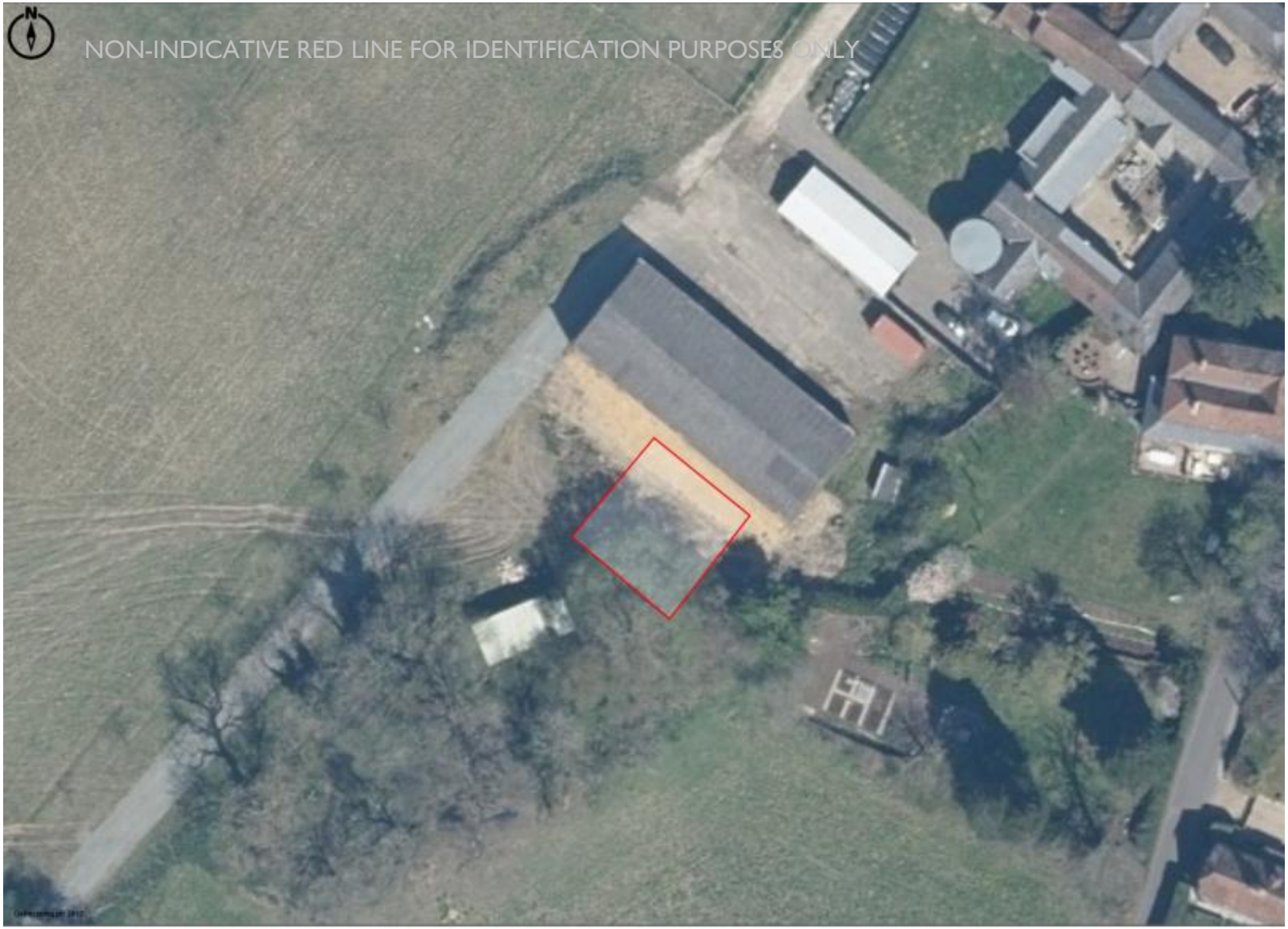

## First Floor Plan
(Scale: 1:200)



# Proposed location



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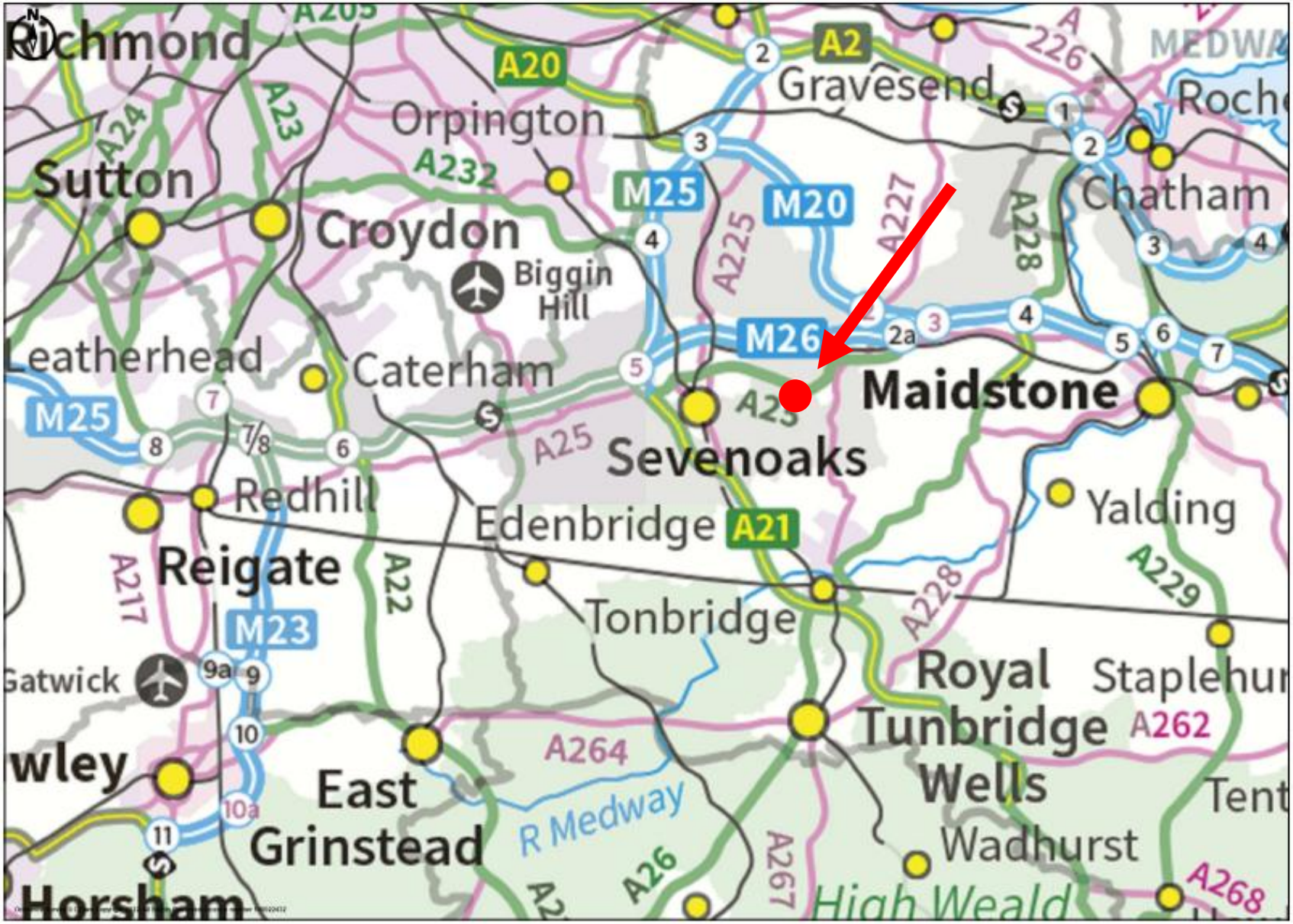


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