

Prominent Retail Class E Unit

133.91 m² (1,441 sq ft)

TO LET

Unit 38

SWANLEY SHOPPING CENTRE

BR8 7TQ

DESCRIPTION

The property comprises Class E retail unit across two floors,. Additional storage, offices and w/c is provided on the first floor.

LOCATION

Swanley is a well-established commuter town situated approximately 16 miles south east of Central London, within the M25 motorway network. The town benefits from excellent communications, with direct access to Junction 3 of the M25 and regular Southeastern rail services to London Victoria, with journey times of approximately 35 minutes.

Swanley Shopping Centre forms the town's principal retail destination and is anchored by an Asda supermarket. Nearby occupiers include Iceland, Holland & Barrett, Card Factory, Costa Coffee, KFC, Superdrug and Specsavers, generating strong levels of customer footfall throughout the centre.

The subject property occupies a prominent corner position within Swanley Shopping Centre, adjacent to Specsavers. The centre benefits from extensive customer parking provision, including the substantial Asda car park immediately to the rear of the property, providing convenient access for both customers and staff.

ACCOMMODATION

The premises comprises the following net internal areas:

Ground floor: 55.68 m^2 (599 sq ft)
First Floor: 78.23 m^2 (842 sq ft)

Total = 133.87 m^2 (1,441 sq ft)

(all areas & measurements are approximate, and verification is recommended).

PLANNING

Suitable for a variety of uses within Class E. Other uses are considered (subject to planning).

SERVICE CHARGE

A service charge is to be levied for upkeep of common parts, at £4,090.58 pa.

BUSINESS RATES

The VOA states the premises is listed as 'Shop and premises' and has a rateable value of £19,500.

EPC

97 D

LEASE

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

RENT

£22,500 plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS AND FURTHER INFORMATION

Please contact sole letting agents Bracketts – 01732 350503

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

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

Subject to contract

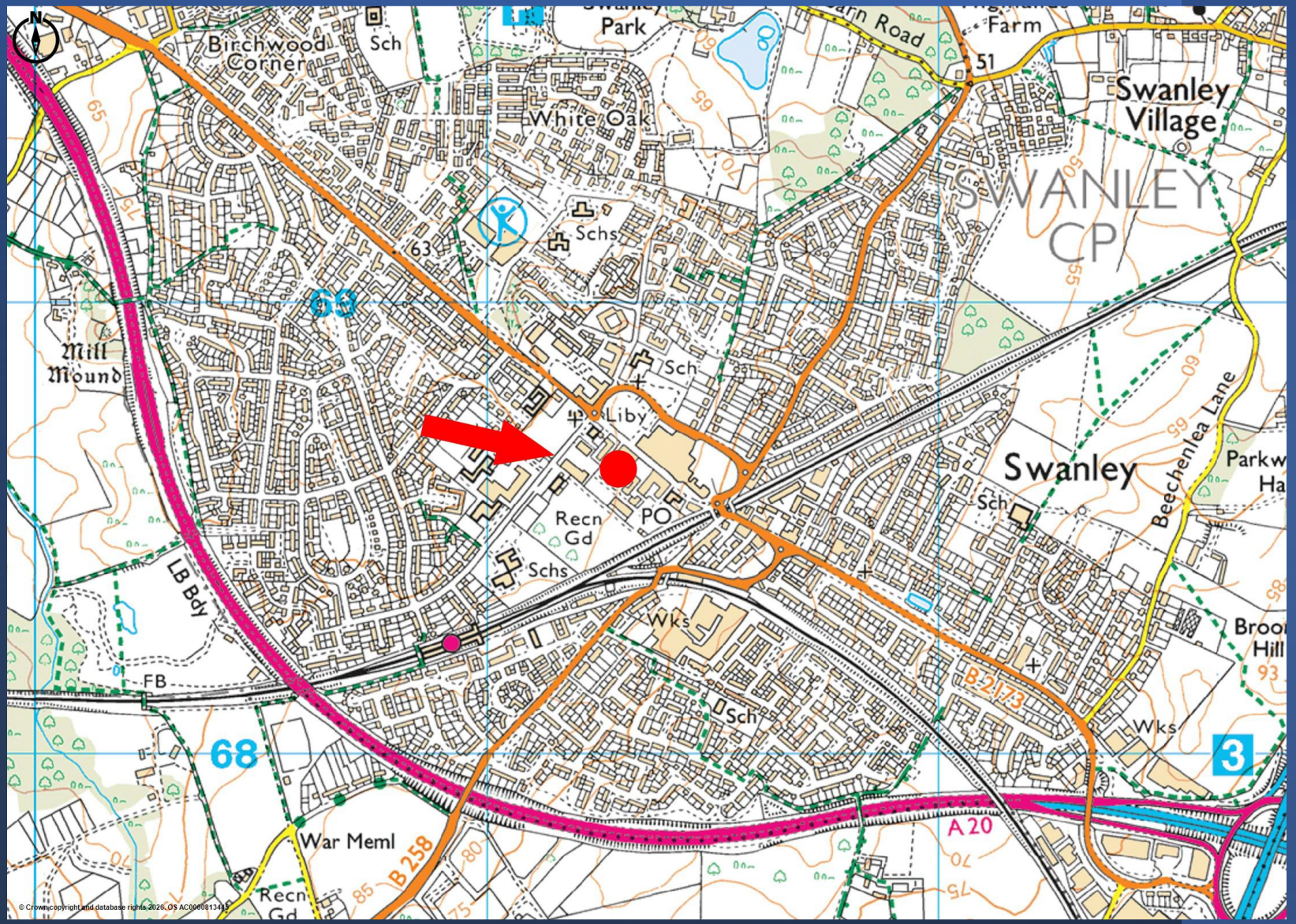
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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 contract

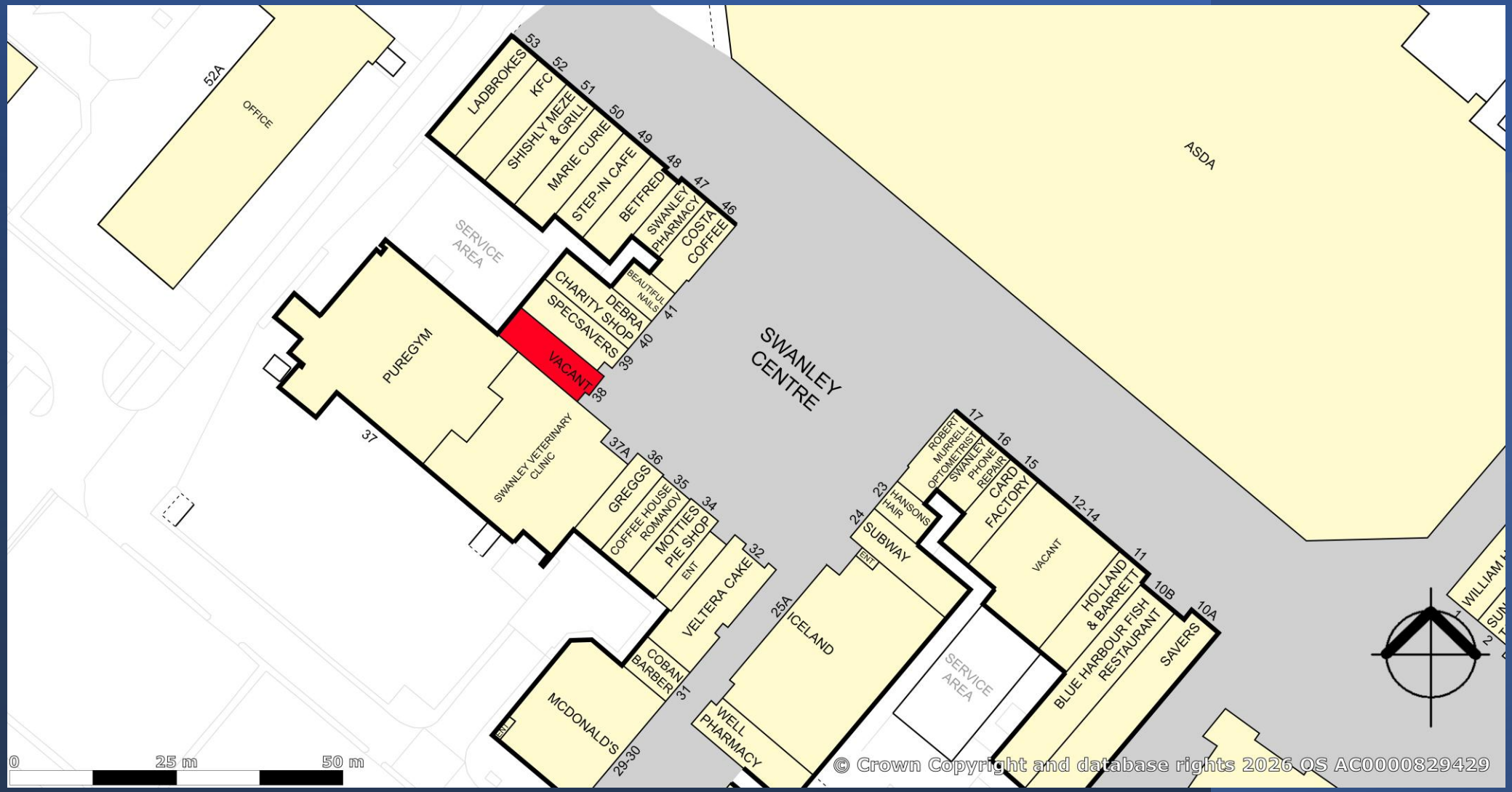









N
Birchwood Corner
Sch
Park
Farm
51
Swanley Village
White Oak
SWANLEY CP
Schs
63
69
Mill Mound
Sch
Liby
Recn Gd
PO
Swanley
Sch
Beechenlea Lane
Schs
LB Bdy
Wks
FB
B 2173
Sch
Wks
68
3
A 20
War Meml
B 258
Recn Gd
© Crown copyright and database rights 2026. OS AC0000813415


52A
OFFICE
SERVICE AREA
LADBROKES
KFC
SHISHLY MEZE & GRILL
MARIE CURIE
STEP-IN CAFE
BETFRED
SWANLEY PHARMACY
COSTA COFFEE
BEAUTIFUL NAILS
CHARITY SHOP
DEBRA
SPECSAVERS
VACANT
PUREGYM
SWANLEY VETERINARY CLINIC
GREGGS
COFFEE HOUSE ROMANOV
MOTTIES PIE SHOP
ENT
VELTERA CAKE
COBAN BARBER
MCDONALD'S
ENT
WELL PHARMACY
ICELAND
SUBWAY
ENT
HANSONS HAIR
ROBERT MURRELL OPTOMETRIST
SWANLEY PHONE REPAIR
CARD FACTORY
VACANT
HOLLAND & BARRETT
BLUE HARBOUR FISH RESTAURANT
SAVERS
SERVICE AREA
ASDA
SWANLEY CENTRE
53
52
51
50
49
48
47
46
41
40
39
38
37
37A
36
35
34
32
31
29-30
25A
24
23
17
16
15
12-14
11
10B
10A
0
25 m
50 m
© Crown Copyright and database rights 2026 OS AC0000829429

CoStar AWARDS WINNER TOP AGENCY



bracketts est. 1828

Tonbridge
Address: 132 High Street, Tonbridge, Kent, TN9 1BB
T:01732 350503

Royal Tunbridge Wells
Address: 27-29 High Street, Tonbridge Wells, Kent, TN1 1UU

RICS