



TO LET 481 SQ M (5,175 SQ FT) 0.05 HA (0.12 AC)
SECURE SURFACED YARD
LAND AT MOREWOOD CLOSE, SEVENOAKS, TN13 3JB

est. 1828
bracketts

LOCATION

Morewood Close is located approximately 1 mile north of Sevenoaks town centre. The yard is situated within 100 yards of Sevenoaks Station Car Park B. Sevenoaks mainline station provides a train service to London stations of approx. 50 minutes.

The M25 motorway is accessed via Hildenbrough approx. 2 miles to the west.

DESCRIPTION

Comprises an open archway below a railway line with secure surfaced land beneath extending to a total of 5,175 sq ft. The site benefits from an electrical supply. Water connection to be confirmed.

The yard is surrounded by a fence.

FLOOR AREA

The yard has the following approx. floor area:

481 SQ M	(5,175 SQ FT)
0.05 HA	(0.12 AC)

PLANNING

We are informed that the property can be used for B8 Storage or Distribution.

Interested parties are advised to make their own enquiries to ensure their use is lawful.

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, for a term of 6 years.

RENT

£20,000 per annum exclusive, payable quarterly in advance.

VAT

VAT is payable.

SERVICE CHARGE

To be confirmed

BUSINESS RATES

Enquiries from the VOA Website indicate that the property is described as 'Land used for storage and premises' with a rateable value of £9,600.

UBR for 2024/25 is 49.9p in the £.

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**

Josh O'brien

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Dominic Tomlinson

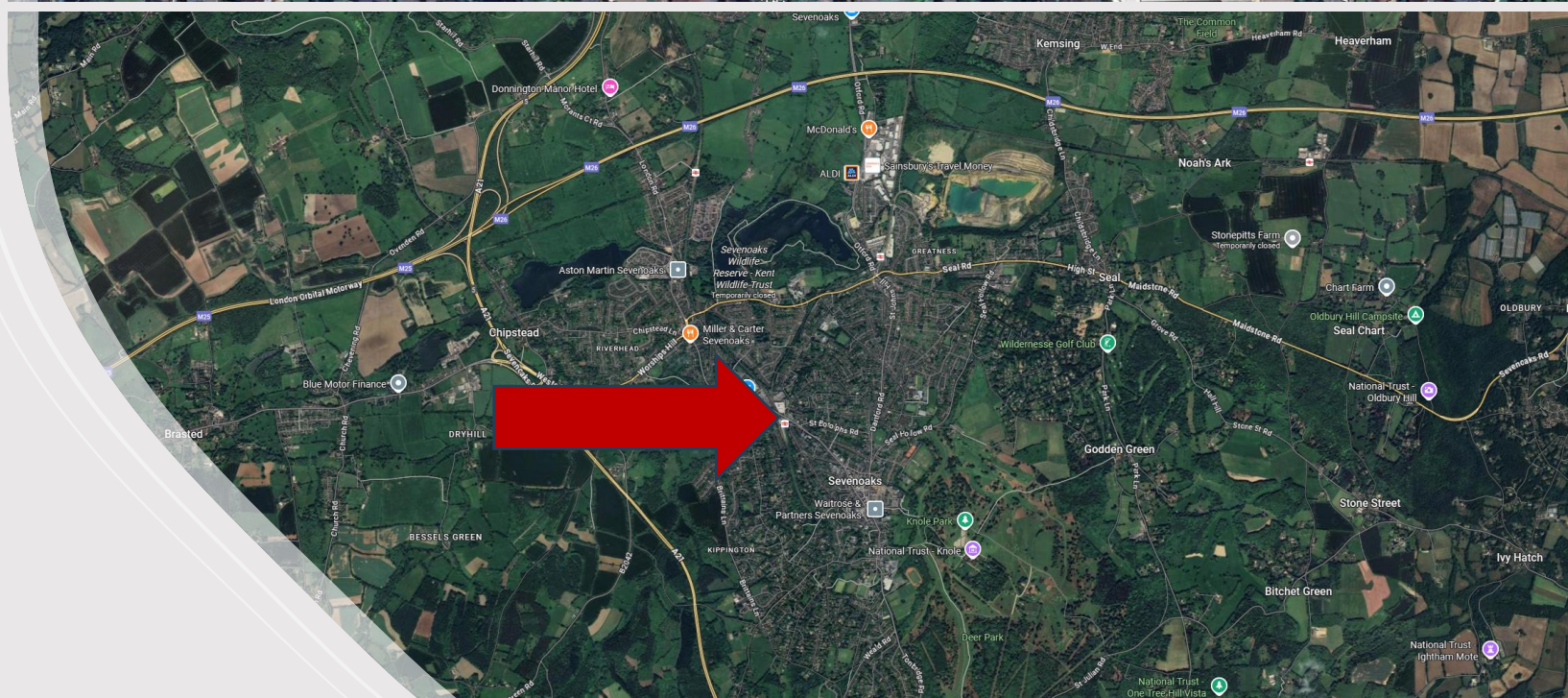
dominic.tomlinson@bracketts.co.uk

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.

LOCATION



TO LET

SECURE SURFACED YARD

**APPROX. 481 SQ M (5,175 SQ FT)
0.05 HA (0.12 AC)**

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SEVENOAKS
TN13 3JB**

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