



5 St Botolphs Road
Gross Internal Area : 55.9 sq.m (603 sq.ft.)



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CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

Sevenoaks
£14,500 Per Annum



Retail unit ideally located approximately 100 metres from Sevenoaks Main Line Station.

The unit has ground floor retail or treatment areas with basement storage and kitchen areas. There is a rear courtyard space accessed from rear door and also separate side access gate.

Historically the property was used for treatments so is currently set up with two treatment rooms and a reception area to the ground floor. The basement has a small kitchen unit and storage room.

The property requires modernisation and fitting out and a reduced rent period will be considered to facilitate this.

The Landlords plan to create an access to a first floor flat within the left side of the existing shop. It would be possible for a tenant to rent the flat and the shop. Please contact us to discuss the options available and the rent details of the flat.

Location: The property is located at the station end of St Botolphs Road next to The English Chimneypiece and close to SPN Gym & Kitchen. Other businesses serve the area on Station Parade and Tubbs Hill Parade.

Lease: Available with a new full repairing and insuring lease. Terms to be agreed. Each party to pay their own legal costs.

£14,500 pa
Rateable Value £7,200
This property may qualify for Business Rate Relief. Please contact Sevenoaks District Council for further information.
Energy Rating TBC

