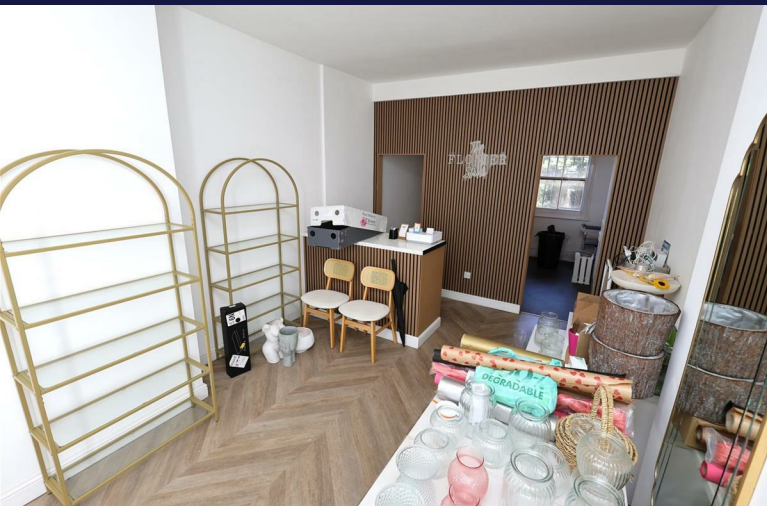




Commercial unit ideally located approximately 100 metres from Sevenoaks Main Line Station.

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

The unit would suit many retail businesses or treatment based operations. A small office setup would also work well here and would be served well being so close to Sevenoaks Main Line station (with services to London Bridge in 23 minutes). Sevenoaks Blighs Meadow with stores such as Marks & Spencer, Gails, Cook, Holland & Barrett is within 0.4 miles.

Location: The property is located at the Station end of St Botolphs Road next to The English Chimneypiece.

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

£15,950 pa

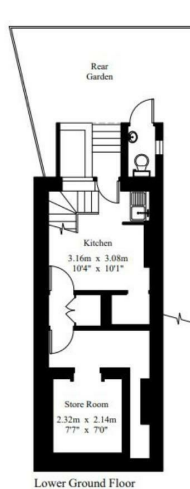
Rateable Value £7,200

This property may qualify for Business Rate Relief. Please contact Sevenoaks District Council for further information.

Energy Rating D

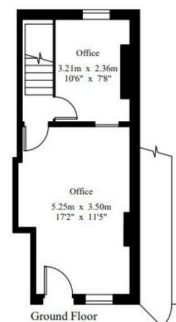
£15,950 Per Annum

- Commercial unit close to Sevenoaks Train Station
- Ground floor retail/office/treatment space
- Basement storage/kitchen area
- Suited to many businesses
- Available upon completion of legals



Please note: Internal configuration varies slightly from this floor plan

Gross Internal Area : 55.9 sq.m (601 sq.ft.)



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LETTINGS, SALES & PROPERTY MANAGEMENT