



£14,500 Per Annum

Not specified



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

St Botolphs Road, Sevenoaks, Kent

 Bedrooms: 0

 Bathrooms: 0

 Receptions: 0

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.

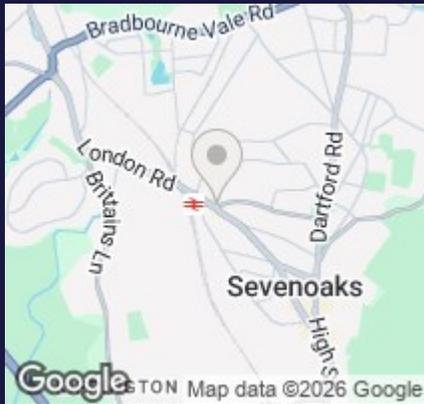
The Landlords plan to create an access to a first floor flat within the left side of the existing shop. It would be possible for a tenant to rent the flat and the shop. Please contact us to discuss the options available and the rent details of the flat.

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.

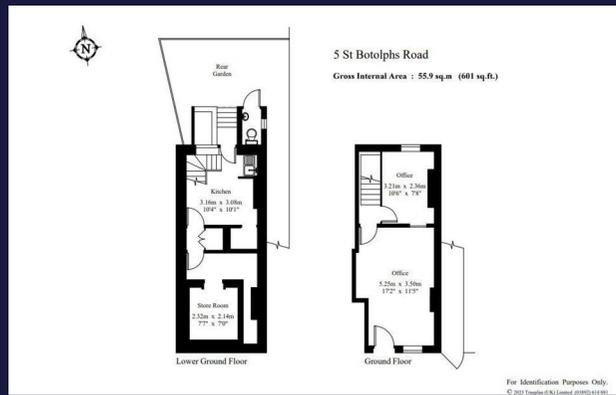
Lease: Available with a new full repairing and insuring lease. Terms to be agreed. Each party to pay their own legal costs.

£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



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



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