



Sealeys
Walker ■ Jarvis

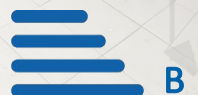
(01474) 369368



27 The Row

New Ash Green, Longfield, DA3 8JB

£1,392 Per Calendar Month



- Ground Floor Shop To Let
 - On The Main Thoroughfare
 - Delivery Bay to Rear
 - 'E' Class Business Use
- Measuring 1,088 SqFt
 - Walk in Fridge
 - Onsite Parking
 - Shopping Centre Location

UNIT TO LET
£1,391.67 PER CALENDAR MONTH (£16,700 Per Annum)

LOCATION DESCRIPTION
New Ash Green shopping centre is the main shopping district in New Ash Green. It is home to a variety of businesses including, fitness studios, cafes, hairdressers, Co-op, Morrisons Local, a micro pub and many more. The shopping centre is situated just over 3 miles from the A20 with links to the M20 and M25 and the A2 is just over 5 miles away.

PROPERTY DESCRIPTION
27 The Row is a ground floor unit with a display window onto the main thoroughfare at New Ash Green Shopping Centre. The unit measures a total of 1,088 SqFt comprising-
Sales area, Office, Stock Room, Walk in Fridge and WC
A service yard with delivery bay to the rear. Onsite parking available for customers.

SERVICE CHARGE
Service Charge up to June 2024 Estimated £957pa

CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £9,100 per annum as at July 2024 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Sevenoaks Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

CURRENT CLASS OF BUSINESS USE
We believe the current class of business use is 'E' class use. Interested parties are advised to seek clarification of permitted use from the local authority.

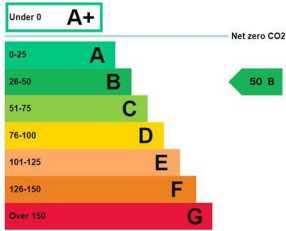
VAT
This property is not elected for VAT.

AGENT NOTE
All ingoing tenants to pay a referencing fee of £150 Inc VAT

Floor Plan



Energy Efficiency Graph



Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.