



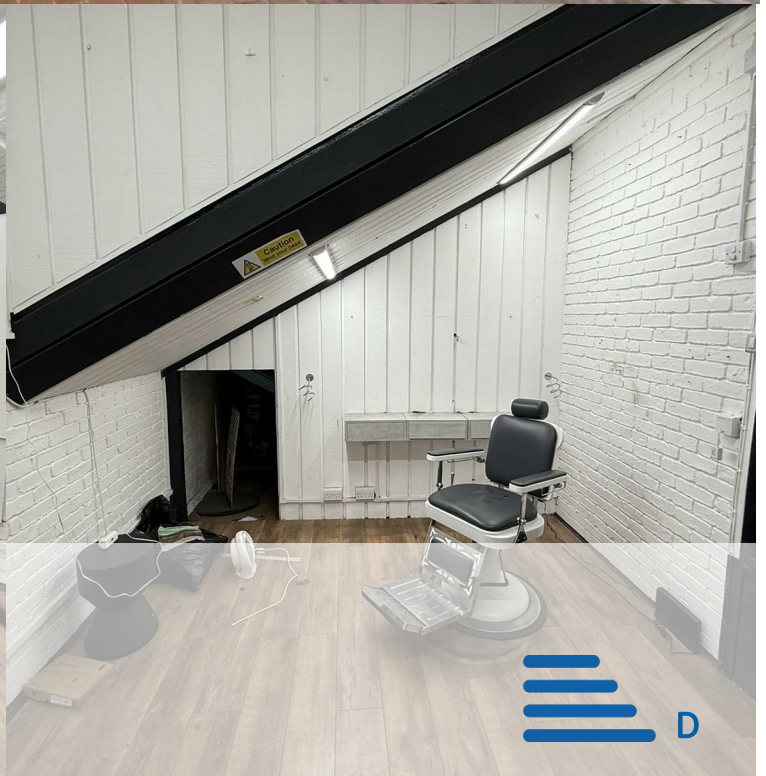
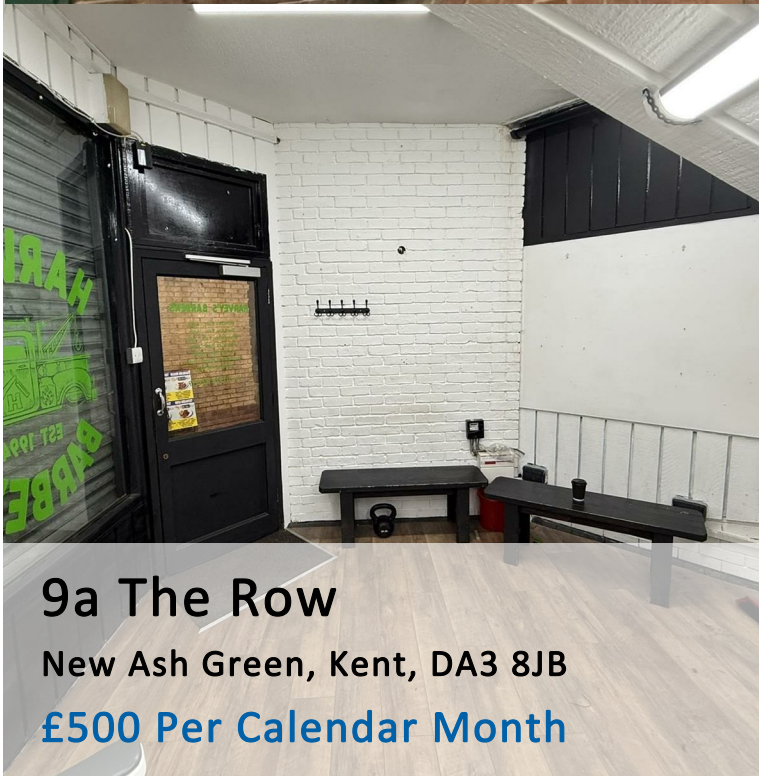
**Sealeys**  
Walker ■ Jarvis

EST. 1851

(01474) 369368



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COMMERCIAL



**9a The Row**

New Ash Green, Kent, DA3 8JB

**£500 Per Calendar Month**



- Ground Floor Unit To Let
- Access to Public Toilets
- Display Window
- 'E' Class Business Use
- Measuring 133 Sq Ft
- Onsite Parking Available
- Roller Shutter

## DESCRIPTION

### RENT

£500.00 PER CALENDAR MONTH (£6,000 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

A 133 Sq Ft ground-floor unit with a display window and roller shutter. Includes access to on-site public toilets.

### SERVICE CHARGE

Estimated service charge TBC

### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £2,125.00 per annum as at April 2026 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

The current class of business use is an 'E' category use. Interested parties are advised to seek clarification of permitted use from the local authority.

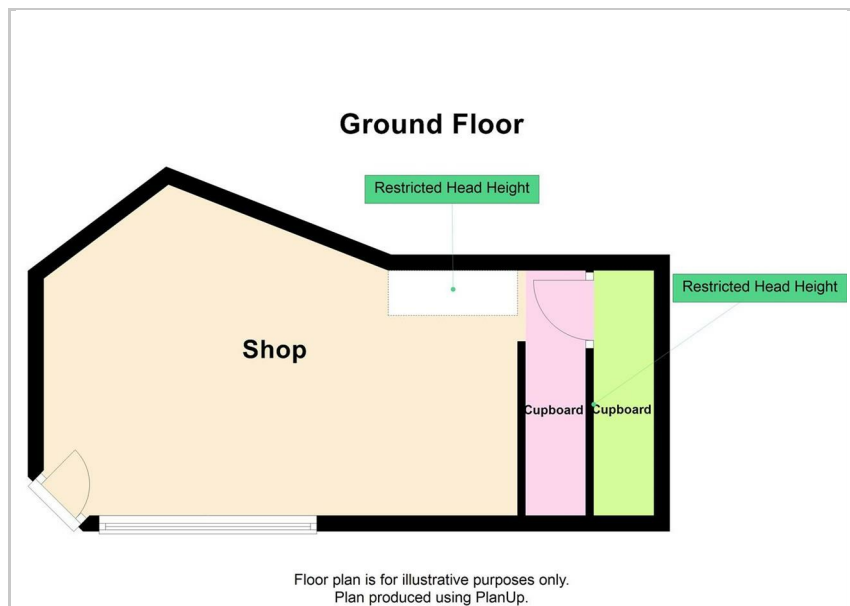
### VAT

This property is not elected for VAT.

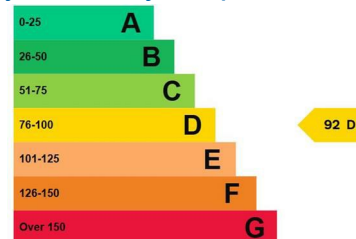
### AGENTS NOTE

The incoming tenant is required to pay a referencing fee of £150 (including VAT).

## Floor Plan



## Energy Efficiency Graph



## Viewing

Please call our Commercial Department on (01474) 369368 or

Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk)

if you would like to arrange a viewing for this property or require further information.

**Sealeys Walker Jarvis**  
 184 Parrock Street  
 Gravesend  
 Kent  
 DA12 1EN  
[www.sealeys.co.uk](http://www.sealeys.co.uk)



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.