



Sealeys
Walker ■ Jarvis

(01474) 369368



7 The Row
, New Ash Green, DA3 8JB
£1,167 Per Calendar Month



- Ground Floor Unit To Let
- Delivery Bay To Rear
- Onsite Parking Available
- Shopping Centre Location
- Measuring 804 SqFt
- On The Main Thoroughfare
- 'E' Class Business Use
- WC and Kitchenette

UNIT TO LET

£1,167 PER CALENDAR MONTH (£14,000 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

7 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 804 SqFt comprising- Sales area, 2 Treatment rooms/ Offices, Store room, Kitchenette and WC. A delivery bay is to the rear of the unit and there is onsite parking for customers.

SERVICE CHARGE

Estimated service charge for the 23/24 year - £574.30 pa

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £6,900 per annum as at June 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' Category use. Interested parties are advised to seek clarification of permitted use from the local authority.

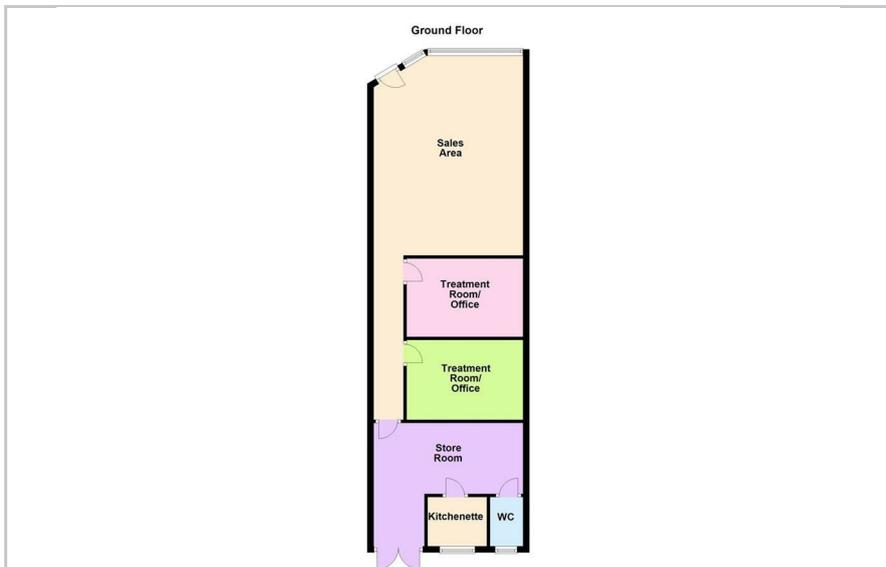
VAT

This property is not elected for VAT.

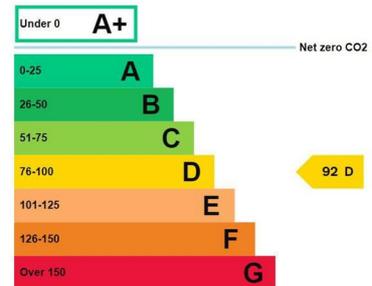
AGENT NOTE

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.