



Sealeys
Walker ■ Jarvis

(01474) 369368



Unit 27 Upper Street North
New Ash Green, Longfield, DA3 8JR
£650 Per Calendar Month



- Quiet Retail Unit on First Floor
- Part of a Small Courtyard of 4 Units
- Lots of Free Parking Nearby
- 24/7 Access

DESCRIPTION

RENT

£650 PER CALENDAR MONTH (£7,800 PER ANNUM)

LOCATION DESCRIPTION

New Ash Green is a small town set in Sevenoaks District, located 8 miles south west of Gravesend. The A2 lies around 6 miles to the north, linking to the M25 and Dartford River Crossing and to the south is the M20.

PROPERTY DESCRIPTION

A workshop/office unit with display window to front, set within a small courtyard on the first floor of New Ash Green Shopping Centre. The unit comprises:

Front Office/Workshop: 20.98 SqM (226 Sq Ft) with stairs to Mezzanine

Rear Office/Workshop: 17.29 SqM (186 Sq Ft)

Separate WC and lobby.

Mezzanine Floor: 21.28 SqM (229 Sq Ft)

Communal Courtyard to front with roller shutter entrance.

CURRENT CLASS OF BUSINESS USE

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

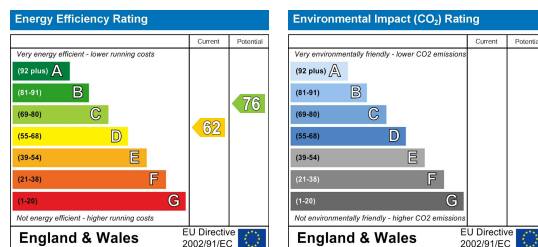
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £2850 per annum as at April 2021 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Sevenoaks District Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

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.