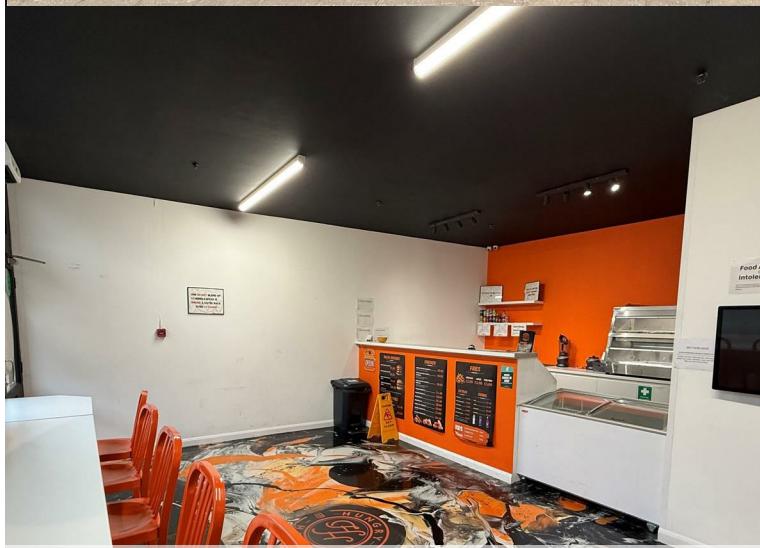




Sealeys
Walker ■ Jarvis

(01474) 369368

**The Property
Ombudsman**
naea | propertymark
COMMERCIAL



18 The Row

New Ash Green Shopping Centre, New Ash Green, DA3 8JB

£20,000 Per Annum



- Ground Floor Unit To Let
- Measuring 1,100 SqFt
- On The Main Thoroughfare
- Shopping Centre Location
- 'Sui Generis' Takeaway use
- Delivery Bay To Rear
- Onsite Parking Available
- Commercial Kitchen With Extraction

RENT

£1,666.67 PER CALENDAR MONTH (£20,000 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

18 The Row is a ground floor unit with takeaway use and a display window onto the main thoroughfare at New Ash Green Shopping Centre. The unit measures a total of 1,100 SqFt comprising- Sales area, kitchen, store room, WC's and lobby to the rear.

A delivery bay is to the rear of the unit and there is onsite parking for customers.

SERVICE CHARGE

Estimated service charge TBC

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £9,800 per annum as at November 2025 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 'Sui Generis' hot food takeaway use. Interested parties are advised to seek clarification of permitted use from the local authority.

VAT

This property is not elected for VAT.

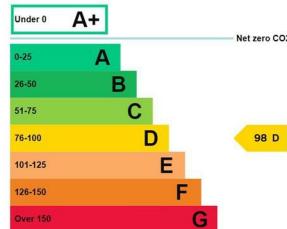
AGENTS NOTE

The ingoing tenant is required to pay a referencing fee of £150 (including VAT), as well as the legal fees of the landlord and outgoing tenant.

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.