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7b London Road • Sevenoaks • Kent TN13 1AH

Medical / Treatment Rooms or Offices (stp) – To Let – 331 sq ft (30.75 sq m)



Location

Sevenoaks is an affluent town approximately 21 miles south east of central London, in North West Kent. There is ease of access to the A21 (T), which serves junction 5 of the M25 some 3 miles to the north. There is a frequent train service to Charing Cross, London Bridge and Cannon Street from the town's station. No. 7 London Road is centrally located and is situated just past the junction where the High Street merges.

Description

Self-contained medical / treatment rooms, or offices (subject to a change of use), on the first floor of a fine Grade II listed building. There is an impressive ground floor entrance directly from London Road. The space is at the rear of the building and broadly comprises a small office / reception area, and two further suites with a private kitchen and WC.

Floor Areas

Reception / Office – 48 sq ft (4.5 sq m)
Room 1 – 140 sq ft (13.0 sq m)
Kitchen – Shared
Room 2 – 143 sq ft (13.3 sq m)
WC – Communal client and staff
Total 331 sq ft (30.75 sq m)

Tenure

Leasehold.

Rent

£9,950 per annum, exclusive of all other outgoings.

Terms

A new lease by arrangement.

Business Rates

To be reassessed.

Service Charge

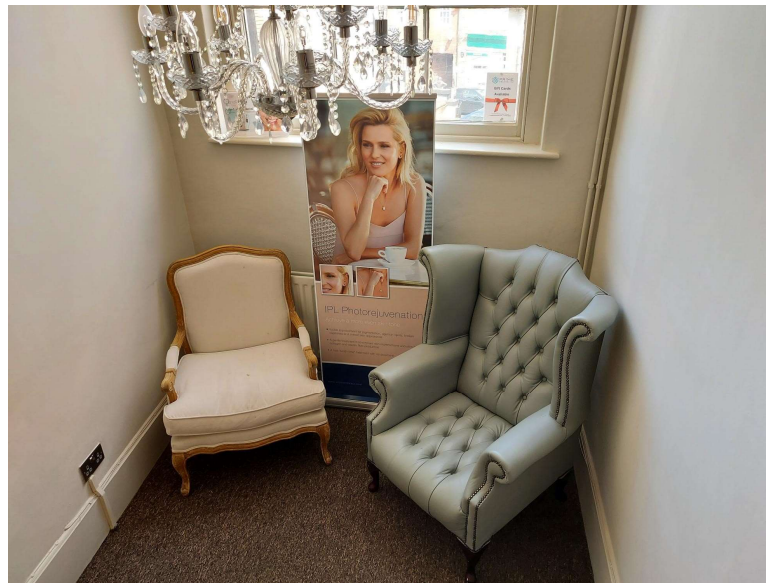
The lease will on an effective full repairing and insuring basis, by way of a landlord's service charge – details on request. Utilities will be charged on a proportional basis.

Viewing Arrangements

Strictly by appointment through the sole letting agent's offices.

- Subject to accounts and satisfactory references.
- A rent deposit will be required.

***Please note – There is an existing Beauty Therapists adjoining the available premises, with a self-contained entrance. This business will not be affected.**



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COMMERCIAL

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