



chartered surveyors  
and property consultants

12 Tubs Hill Parade • London Road • Sevenoaks • Kent TN13 1DH

**Retail Premises - To Let – 579 sq ft**

# COMMERCIAL

## Location

Tubs Hill Parade is a prominent terrace of retail units, very close to Sevenoaks` main line train station, about 80 yards. This parade directly fronts the London Road, the principal route from the town centre to the station, with private forecourt customer parking.

## Description

A conner lock up retail unit, with a return frontage to Granville Road. The shop is partitioned (demountable) and provides a front sales area, with dressing room, together with a rear storeroom and WC. The premises benefit from a suspended ceiling with integral LED spotlights and air conditioning. The premises has an intruder alarm and has CCTV installed.

## Floor Area

Overall – 579 sq ft

## Rent

**£15,000 per annum**, exclusive of all other outgoings. VAT is applicable to the rent.

## Terms

A new lease is available by arrangement on a full repairing basis. There is also an estate service charge.

## Business Rates

The rateable value is £13,000 – Small Business Rates Relief will apply to qualifying occupiers.

## Service Charge

On application

## Viewing Arrangements

Strictly by appointment and accompanied.

T – 01892 552500

Julie Chalmers – [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)

Rupert Farrant – [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

## Important Note

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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

**Subject to:** Contract; Availability; Finance & Accounts; Satisfactory References. A rent deposit will be required.



22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED





Contact Rupert Farrant or Julie Chalmers on 01892 552 500 [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk) [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk) [www.durlings.co.uk](http://www.durlings.co.uk) 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



