

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.

#### **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 = 0.1892552500

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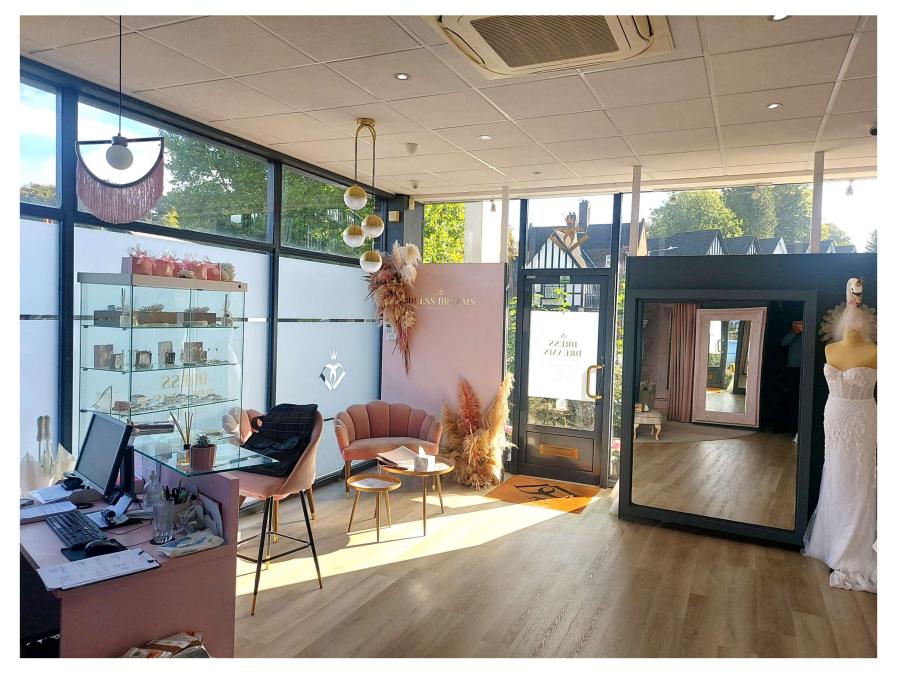
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**Subject to:** Contract; Availability; Finance & Accounts; Satisfactory References. A rent deposit will be required.

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