



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.

## 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.

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## Important Note

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



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