

SUNDRIDGE, SEVENOAKS

LEASEHOLD **TO LET**



FEATURES

- Prominent Location
- Flexible Use
- Flexible Terms
- Established Commercial Location
- Yards from 0.3 acres (13,068 sq.ft.)
- Buildings from 2,215 sq.ft.



VARIOUS YARDS & BUILDINGS – TO LET

MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ED



SALISBURY & Co.
01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

ACCOMMODATION (with approximate floor areas):

- AREA 1:** Mostly level yard with portacabins and workshop area. Fenced and gated. Power and water supplies. 0.73 acres (31,800 sq.ft.)
- AREA 2:** Unfenced largely level area with type 1 / rubble surface. No power or water, although they could be brought in at a cost. 0.3 acres (13,068 sq.ft.)
- AREA 3 / UNIT 6:** Mostly fenced and level yard area, with two-storey unit of 5,439 sq.ft, in a yard of 0.69 acres (30,000 sq.ft). Power and water supplies.
- AREA 4 / UPPER BARN:** A detached unit of 4,540 sq.ft, on a site area of 0.18 acres (7,818 sq.ft.) Access via single width track from the front of the site. Power and water supplies.
- AREA 5 / UNIT 2 (RHS) + UNIT 3** An attached single-storey unit previously used for the sale of furniture and homeware, 2,215 sq.ft. Accessed from the Main Road entrance. Power and water supplies.

** Other land and units may be available subject to negotiation / vacant possession **

LOCATION

The property occupies a very prominent position fronting the **A25**, very close to its junction with the **A21** and **M25** access at junction 5. Access is from either Main Road or Dryhill Lane.

PLANNING

The premises currently have a **Sui Generis** use and therefore considered suitable for a variety of uses, including retail/showroom and storage.

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TERMS

New leases are available for a term to be agreed. Lease to include Landlord's option to break after approx. 3 years.

RENT

Upon application.

LEGAL COSTS

Each party to bear their own costs.

RATING

To be reassessed.

VAT

VAT will not be payable on the rent or service charge.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Not Required.

VIEWING

By prior appointment with the joint agents:

Salisbury & Co.
01732 463 205

Lime Tree Work Shop
11 Lime Tree Walk, Sevenoaks
Kent, TN13 1YH

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Plot/Unit	Site/Floor Area	Quoting Rent
Plot 1	0.7 acres (13,800)	£95,000
Plot 2	0.3 acres (13,068)	£27,500
Plot 3	Under Offer	
Upper barn	4,540	£22,500
Unit 2 RHS and Unit 3	2,215	£22,500

