



**SHW**

**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**RETAIL – 1,959 SQ FT (181.99 SQ M)**  
**78 High Street, Sevenoaks, Kent, TN13 1JR**

**DESCRIPTION**

An extensive double fronted retail unit. The unit has a spacious ground floor adaptable for various retail and alternative high street uses. The unit benefits from staff facilities and storeroom. There is rear access from Waitrose.

Close to Bligh's Meadow Shopping Centre with Seasalt, Gails, Crew CLOthing and close to Waitrose, Boots Opticians, Barclays Bank, SpaceNK, HSBC, Scrivens Opticians, Pret, Wagamama, Oliver Bonas.

**LOCATION**

Sevenoaks is an affluent commuter Town. The property is located at the southern end of The High Street on the junction with London Road.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Shop Depth	23.88m	78'3"
Shop Width	9.92m	32'5"
Store	14.01 m <sup>2</sup>	150 sqft
<b>TOTAL</b>	<b>196 M<sup>2</sup></b>	<b>2,109 SQFT</b>

**RENT**

£70,000 PAX.

**RATEABLE VALUE**

Due to changes to the unit a new rateable value has been applied for

**VAT**

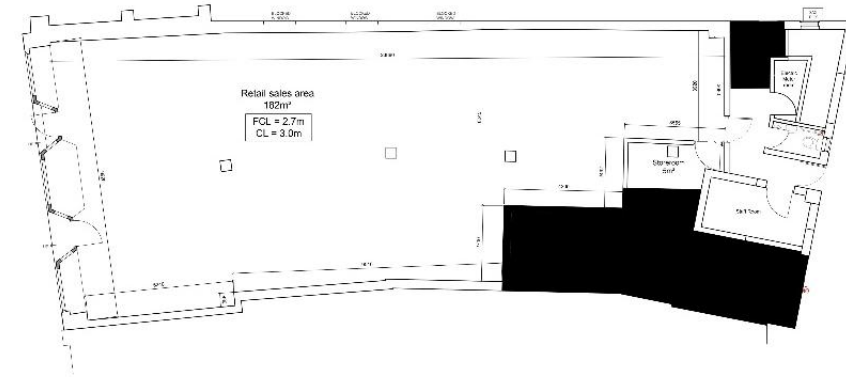
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 01273 876 200**

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