

Retail Unit - TO LET

148 Main Road, Biggin Hill, Kent TN16 3BA

OFFICES TO LET
1,355 sq ft
DBLS Partnership
Contact: Dan Berrisford
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the original factory shop

70% off big brands

up to **70% off** big brands

the original factory shop

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the original factory shop

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SAVE £60
2 FOR £55
SAVE £45



welcome

PROFIT TANNING STUDIO



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Accommodation

The approximate areas are as follows:

Description	Area (Sq Ft)	Area (Sq M)
Retail Area	5,627	522.8
Storage/Office	988	91.8
W/C	478	44.2
Total	7,093	658.8
Forecourt	845	78.5

Key Points

- Fully glazed retail frontage with double door access
- Highly visible forecourt available for showcasing stock
- Customer parking to the rear in a pay and display car park
- Rear loading-bay area for deliveries and staff parking
- High levels of footfall and vehicular traffic

Description

A prominent retail unit positioned along a popular retail parade in Biggin Hill.

The shop benefits from a modern fully-glazed frontage providing great main road visibility and plenty of natural light. Benefiting from a forecourt which can be used to showcase stock. There is customer parking at the rear, along with a loading bay allowing access for deliveries directly to the retail and storage areas.

The unit offers an open-plan retail space (with columns) along with air conditioning and both male and female W/C facilities.



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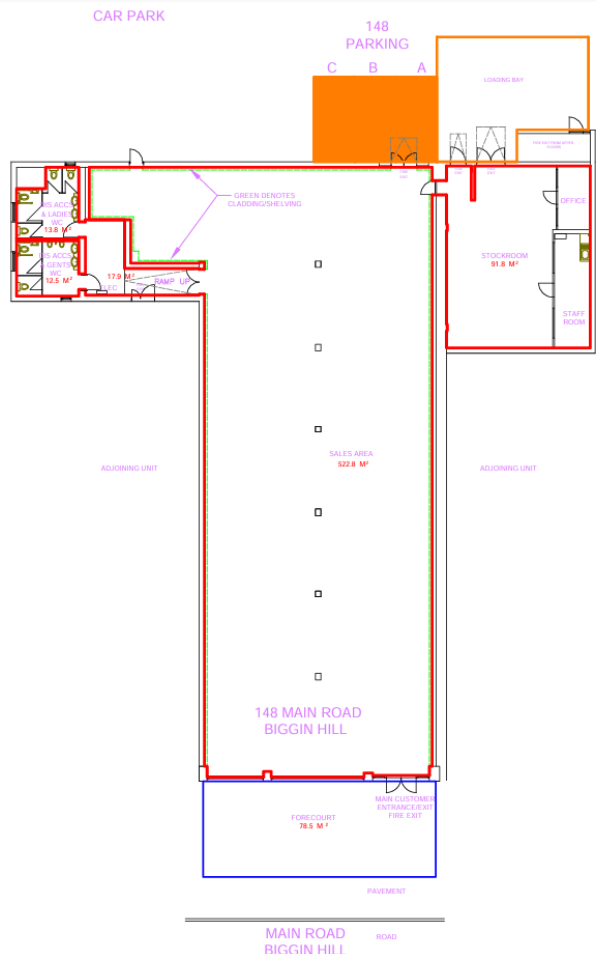
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Location

The property is prominently positioned on a busy main road parade along the A233 in Biggin Hill. The unit benefits from strong visibility and footfall as it sits within the well-established local parade. Close proximity national occupiers include; Waitrose, Costa Coffee and Dominos.

Biggin Hill Airport and its neighbouring industrial estate employs approx. 2,000 people at companies such as; The Landing Hotel, ScrewFix, Formula 1 WO, JetEx, Castle Air, Bombardier, Jet MS, Zenith Aviation, Oriens Aviation, Howdens, amongst numerous others.

The property lies approximately 6 miles to the north of the M25 providing fast and convenient access to the wider motorway network. The nearest mainline train station is Oxted, situated around 7 miles south, offering direct services to Clapham Junction in approximately 35 minutes and London Victoria in around 45 minutes.



Rateable Value

Rateable Value - £57,500 ([LINK](#))

Sustainability

EPC - B (44)

VAT

VAT is payable on all outgoings at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.







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148 Main Road, Biggin Hill, Westerham, Kent, TN16 3BA

Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession. **Rent £70,000 per annum exclusive.**



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Regulated by RICS

SUBJECT TO CONTRACT

Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, the purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the relevant time.

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