

MAKING
PROPERTY
WORK

SHW

SHW.CO.UK



TO LET

CLASS E UNIT – 1,078 SQ FT (95.09 SQ M)

108 HIGH STREET, SEVENOAKS TN13 1LU

DESCRIPTION

The unit has a spacious ground floor adaptable for various retail and alternative high street uses. The unit benefits from rear storage, external store and rear access via Locks Yard.

LOCATION

Sevenoaks is an affluent commuter market town with a range of amenities.

The premises is on the High Street, close to Bligh's Meadow Shopping Centre. Nearby occupiers include; Seasalt, Gails, Crew Clothing and close to Waitrose, Boots Opticians, Barclays Bank, SpaceNK, HSBC, Scrivens Opticians, Pret, Wagamama, Oliver Bonas.

ACOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground	1,078	95.09
TOTAL	1,078	95.09

RENT

£50,000 PAX

RATES

The unit is described as Shops and Premises and the current Rateable Value is £39,250.

VAT

The premises is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating C.



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Pyne

t: 07901 821843

e: rpyne@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316