

SEVENOAKS SHOP 335 SQ.FT (31.1 SQ.M) - STORE 129 SQ.FT (12 SQ. M) APPROX.



LONG LEASEHOLD FOR SALE



TOWN-CENTRE LOCK-UP SHOP WITH EXTERNAL STORAGE

59 LONDON ROAD, SEVENOAKS, KENT, TN13 1AU

GUIDE PRICE - £220,000

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Situated on the western side of London Road, diagonally opposite the town's main short stay car park at Bligh's Meadow and the Marks and Spencer department store. Other occupiers in the vicinity include Kall Kwik, Zizzi, The Chapel, Nolte Kitchens and Hudson Flooring.

DESCRIPTION

Comprises a ground floor retail unit with arcaded entrance and glazed shop front. Externally there is a small single storey building accessed from the rear courtyard, which provides useful storage.

ACCOMMODATION

With approximate floor areas:

Property	Use	Sq ft	Sq m
59 London Road	Retail	271	25.1
Ancillary		64	6.0
Total		335	31.1
Store Unit	Storage	129	12.0

TERMS

The premises is available for sale by way of a long lease for a term of 999 years from 1988 at a rent of £25 per annum.

PRICE

59 London Road	£220,000
+ Store unit	

LEGAL COSTS

Each party to bear their own legal costs.

RATING

Rateable Value:

59 London Road £11,750 from 1/4/26

Small Business Rates Relief may apply, subject to certain qualifying factors, and thus no charge.
Contact Sevenoaks District Council for further information.

VAT

We understand that the property is not currently elected for VAT purposes.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC will be provided.

MONEY LAUNDERING REGULATIONS

In order to comply with the Money Laundering Regulations 2007, prospective purchasers will be required to provide proof of identity and funding.

FEATURES

- Long Leasehold
- Arcaded Entrance
- Central location
- External store
- Close to car parks.

VIEWING

By prior appointment with the sole agents:
Salisbury & Co. 01732 463 205

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59 London Road, Sevenoaks

