



Restaurant Premises To Let

LOCATION

Sevenoaks is an attractive and affluent Kent market town, situated approximately 21 miles south east of Central London and benefits from a strong commuter and local catchment. The town is served by excellent road links, the A21 provides direct access to the M25, while Sevenoaks railway station offers regular mainline services to London Bridge, Charing Cross and Cannon Street in approximately 30 minutes.

The property occupies a prominent trading position on London Road in Sevenoaks town centre, close to Bligh's Shopping Centre, which provides the principal retail and car parking provision for the town. Nearby occupiers comprises a strong mix of national and independent retailers, cafés and restaurants including, **Specsavers, Marks & Spencer, Hotel Chocolat, Santander, Gail's, Mint Velvet** and **Waterstones**.

ACCOMMODATION

The property is principally arranged over ground and first floor, with the following approximate dimensions and net internal floor area:-

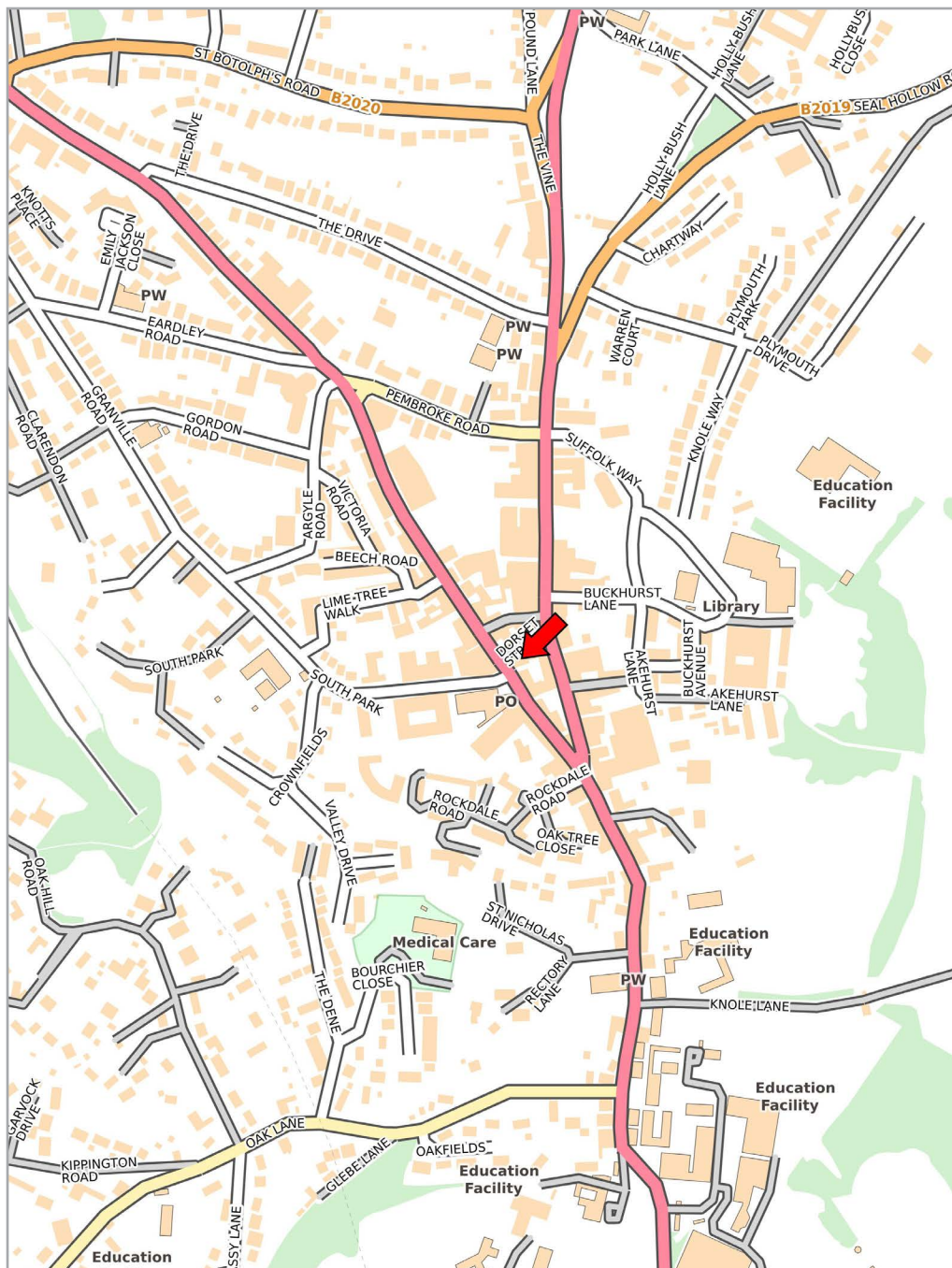
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|--------------|--------------------|--------------------|
| Ground Floor | 249.90 sq m | 2,690 sq ft |
| Basement | 74.97 sq m | 807 sq ft |
| First Floor | 133.03 sq m | 1,432 sq ft |
| Second Floor | 90.02 sq m | 969 sq ft |
| Courtyard | 56.76 sq m | 611 sq ft |
| Total | 604.68 sq m | 6,509 sq ft |

The property has rear access and benefits from outdoor seating in a self contained courtyard area.

TERMS

This property is available by way of a new, effectively full repairing and insuring lease. Rent on application.





ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from April 2026 £84,500

Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

