

SEVENOAKS 2,427 SQ.FT (225.5 SQ. M) APPROX.

LEASEHOLD **TO LET**



PRIME UNIT TO LET IN SEVENOAKS

42-44 LONDON ROAD, BLIGH'S MEADOW, SEVENOAKS, KENT, TN13 1AS

RENT UPON APPLICATION

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

The unit is located within Blich's Meadow, the prime retail destination in Sevenoaks, an affluent commuter town in Kent approximately 24 miles southeast of London.

The town is one of the wealthiest constituencies in the UK and is highly attractive to families and professionals, benefiting from fast rail connections to Central London with journey times of around 22–30 minutes.

The scheme serves a population of 49,000 and a wider consumer base of 118,000. Blich's Meadow comprises 35 shops and restaurants, including Nando's, Crew, Seasalt, Costa Coffee, Joe & The Juice and Gail's and is supported by a 207-space car park.

DESCRIPTION

Comprises the ground floor unit of this attractive Grade II listed building. Formerly used as a restaurant with outside seating, the property is suitable for continued restaurant use, or other uses within Use Class E.

Occupiers in the vicinity include Zizzi, Portrait, Sevenoaks Art Shop and The Anchor pub.

ACCOMMODATION

With approx. floor areas:

Floor	Sq ft	Sq m
Ground	2,427	25.5
Internal	101 covers	
External	42 covers	

TERMS

The property is available by way of a new lease for a term to be agreed, subject to vacant possession.

RENT

Upon application.

LEGAL COSTS

Each party to bear their own costs.

SERVICE CHARGE

A service charge of £3,389 per annum is payable, further information available upon request.

RATING

Effective from 1st April 2026

Rateable Value: £58,500 26/27

Parties are advised to make their own enquiries to verify the rates payable and whether any rates relief applies.

VAT

VAT will be payable on the rent and service charge.

USES

Class E and other uses subject to planning consent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band B.

ANTI MONEY LAUNDERING

Checks will be undertaken on the new tenants.

FEATURES

- Attractive Former Restaurant
- Town Centre Location
- Outside Seating Area
- Part of Blich's Meadow
- Car Park Nearby

VIEWING

By prior appointment with the joint sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Lime Tree Work Shop, 11 Lime Tree Walk, Sevenoaks,
Kent, TN13 1YH



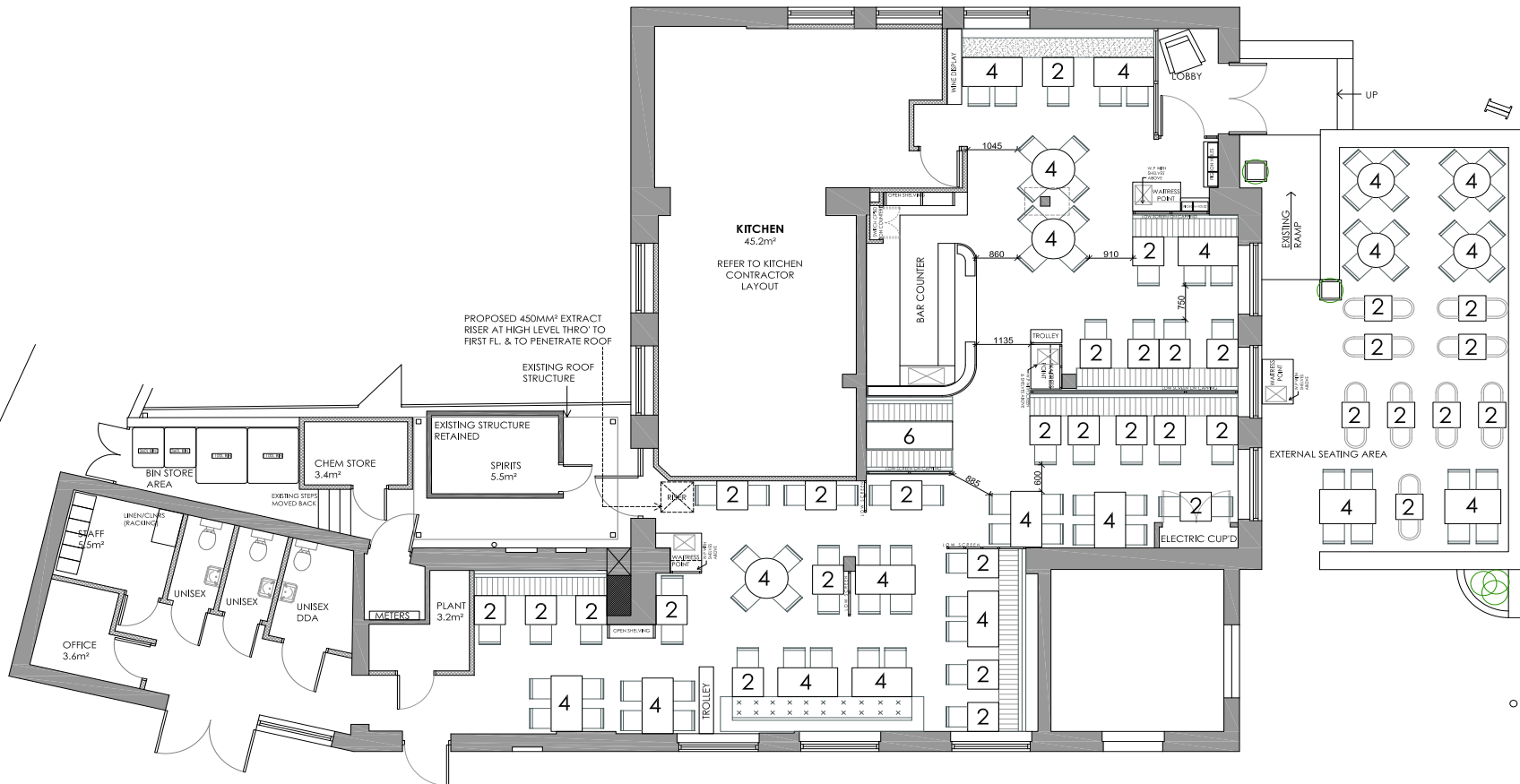
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Rev	Date	Amendment	Initials
A	041215	Office & staff room adjusted	AG
B	091215	Table layout amended	AG
C	091215	Displays amended	AG
D	091215	Square 4s @ entrance changed to round 4s. M&G to W.F.	AG
E	101215	Low screen removed, wine cabinet made high level	AG
F	141215	Spirits room on existing structure	AG
G	110116	Kitchen wall amended, windows opened up into kitchen	AG
H	260116	Entrance to kitchen revised & step shown on plan @ high level	LF
I	190216	Switch cp/bd added to back bar and counters amended, table plan added to balance backbar	MH
J	250216	Kitchen wall moved back, Column opposite bar moved on per dms on site. Plant room extended. Electric cp/bd removed. Table arrangements changed as consequence.	AG




**PROPOSED GA PLAN
GROUND FLOOR
BILL'S RESTAURANTS-SEVENOAKS**

INTERNAL COVERS = 110NO.
EXTERNAL COVERS = 42NO.
TOTAL COVERS = 152NO.

GROUND FLR USABLE AREAS (VERIFIED ON SITE) EXCLUDING ALL INTERNAL WALLS	
BAR COUNTER	10.4 SQ.M. / 111.9 SQ.FT.
RESTAURANT AREA	122.7 SQ.M. / 1320.7 SQ.FT.
DISABLED TOILET	3.3 SQ.M. / 35.5 SQ.FT.
TOILETS	3.6 SQ.M. / 38.7 SQ.FT.
KITCHEN	45.2 SQ.M. / 486.35 SQ.FT.
PLANT	3.2 SQ.M. / 34.4 SQ.FT.
CORRIDORS / STAIRS	10.9 SQ.M. / 117.3 SQ.FT.
TOTAL AREAS	199.3 SQ.M. / 2145.2 SQ.FT.
TOTAL SITE AREA / DEMISE GRD & 1ST FLR	219 SQ.M. / 2356 SQ.FT

OPTION 1
CONSTRUCTION ISSUE

Client: 

Project: BILL'S RESTAURANTS SEVENOAKS
42-44 LONDON ROAD SEVENOAKS, KENT, TN13 1AS

Project Date: 18.11.15

Job No: CS-SW-15-94

Subject: PROPOSED GA PLAN


Date: 26.11.15

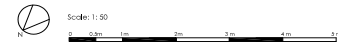
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Drawn: A.GOAD

Drawing No: CS-SW-15-101 Rev.J

Scale: 1:50 @ A1 / 1:100 @ A3





Sevenoaks

