



LOCK-UP SHOP TO LET

Posted on 2nd June 2026



Categories: [RETAIL](#), [TO LET](#)

Address

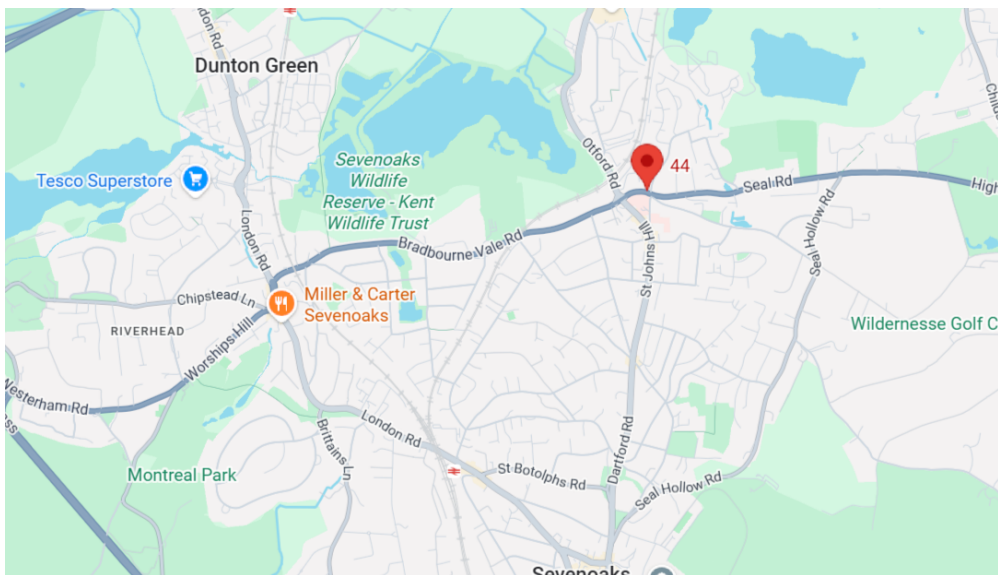
44 Seal Road
Sevenoaks
Kent
TN14 5AR

Area

1,874 SQ.FT (174.1 SQ. M) APPROX.

Main Features

- Prominent position
- Forecourt
- Lock-up unit
- Large retail area
- Useful ancillary areas



Description

Comprises the ground floor and basement of this semi-detached, traditionally constructed building.

The ground floor provides a good sized retail unit with kitchenette and WC to the rear.

The basement provides storage areas and there is a covered yard area for further storage/and or parking area.

Location

Located on the A25, Seal Road, close to its junction with Greatness Lane and within 100 yards of the Bat and Ball crossroads, adjacent to One Stop convenience shop.

Latitude = 51.28907799540792

Longitude = 0.19533801038792273

Accommodation

With approximate floor areas:

Floor	Use	Sq.ft	Sq.m.
Ground	Retail	1,254	116.5
Basement		620	57.6
Total NIA		1,874	174.1
External	Storage	454	42.2

Forecourt - Unmeasured

Details

TERMS

A new lease is available for a term to be agreed.



Seal Road, Sevenoaks

VIEWING

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

Neil Salisbury | Email: neil@salisburyand.co

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

IMPORTANT NOTICE

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Salisbury & Co. is the trading name of Salisbury & Co. Ltd. Registered in England Company No. 05291959. Registered Office: 2 Lakeview Stables Lower St. Clere, Kemsing, Sevenoaks, Kent, England, TN15 6NL.

RENT

£25,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs.

RATING

Rateable Value £17,500

UBR 2026/2027

VAT

We understand that the property has not been elected for VAT purposes.

ENERGY PERFORMANCE CERTIFICATE (EPC.)

Band C.