



21, High Street
Borough Green, Sevenoaks
Kent, TN15 8BT

Ibbett Mosely

AVAILABLE TO LET – VACANT GROUND FLOOR SHOP PREMISES IN A PROMINENT POSITION OF THE HIGH STREET WITH A LARGE PARKING AREA TO REAR (AVAILABLE BY SEPARATE NEGOTIATION).

Location

The property is well located on the popular High Street between Western Road and Sevenoaks Road. There is a wide range of facilities in the immediate area including Costa Coffee, Co-op Food and Sainsburys Local as well as independent retailers, services and eateries. The main line railway station is within an easy walk. Sevenoaks is six miles north east and London thirty three miles. The main motorway network is available via the M20 Junction at Wrotham about one and a half miles away.

Description

The vacant lock up shop is situated at the end of a terrace of retail units being brick built and having a two storey maisonette over with a separate side access.

Gas fired central heating and sealed unit double glazing is installed.

There is a large parking area considered suitable for up to ten cars to the rear which is NOT included with the shop rental but is available by separate negotiation.

Measured Areas

Recessed PORCH. RECEPTION AREA 15'x 7'6. LONG HALLWAY off which are TWO ROOMS 9'0 x 11'0 and 8'0 x 8'0. INNER HALLWAY with ROOM 11' x 9'0. KITCHENETTE . SEPARATE WC

There is a small outside area with a shed.

The property has a Ground Floor area of 540 sq ft (50.16 sq m)

Planning and Alterations

The lawful use of the ground floor building is within Use Class E of the Use Classes Order. This means that it can be used for retail, office, café, light industrial operations & more.

Rent

£18,000 per annum

Term. Negotiable but a Long Lease required with a minimum of Five years.

Rating

The current rateable value effective from 1st April 2023 is £9,300.

EPC

Band E

AML Regulations

In accordance with Government Regulations, all prospective tenants will be required to provide satisfactory proof of funds and proof of identity.

Legal costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment with Ibbett Mosely, contact:

David Kessler-Smith

01732 452246

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Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Ibbett Mosely; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. Any floor areas given are Gross Internal unless otherwise stated, are only approximate, and should not be used as a basis of assessing value. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.



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