



## TOWN-CENTRE LOCK-UP SHOP WITH EXTERNAL STORAGE

Posted on 23rd March 2023



Categories: [FOR SALE](#), [RETAIL](#)

### Address

59 London Road  
Sevenoaks  
Kent  
TN13 1AU

### Area

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

### Main Features

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

### 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.

### 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 Deckhouse Restaurant (opening soon), Kall Kwik, Zizzi, The Chapel and Hudson Flooring.

**Latitude** = 51.27229182961389

**Longitude** = 0.19096297183338298

### Accommodation

With approximate floor areas:

	Use	Sq.Ft	Sq.M.
Ground	Retail	271	25.1
Ancillary		64	6.0
<b>Total</b>		<b>335</b>	<b>31.1</b>
Storage Unit	Storage	129	12.0

### Details

#### 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 plus storage unit £230,000

#### LEGAL COSTS

Each party to bear their own legal costs.



## RATING

Rateable Value: 59 London Road £9,300 from 1/4/23

UBR 2023/24 49.9p/£

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.

London Road, Sevenoaks

## VIEWING

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

Neil Salisbury | Email: [neil@salisburyand.co](mailto:neil@salisburyand.co)

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

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