



Shop To Let

LOCATION

Swanley is a commuter town located approximately 16 miles southeast of central London, within the M25 motorway periphery. The town is served by excellent transport links with easy access to the M25 and a train service to London Victoria in approximately 35 minutes.

The subject premises occupies a prominent position on The Mall. Ample parking is available in the immediate vicinity including Asda car park to the rear. Nearby occupiers to the property include **William Hill, Pure Gym, Asda, Savers, Subway, YMCA, Holland & Barrett, Costa** and **Card Factory**.

ACCOMMODATION

The property is arranged as a ground floor lock up shop, with the following approximate dimensions and net internal floor area:-

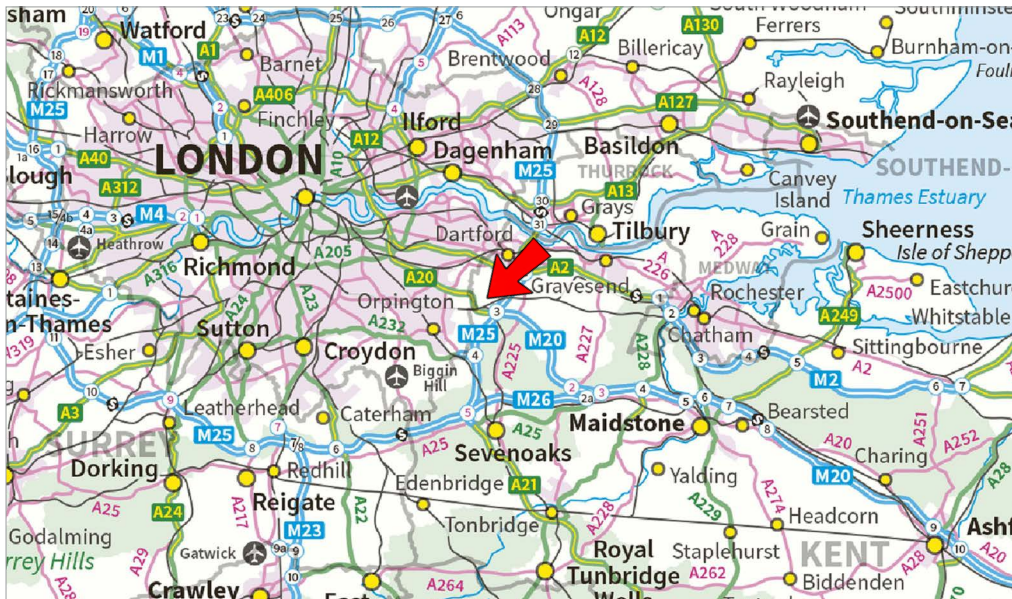
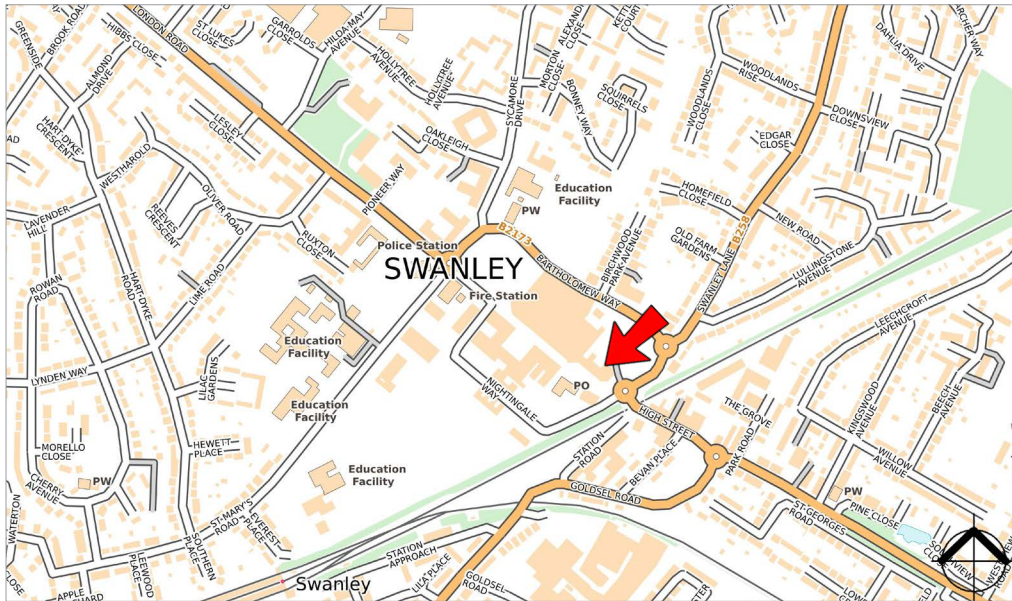
Frontage	6.55 m	21 ft 6 ins
Return Frontage	4.57 m	15 ft 0 ins
Internal Width	6.24 m	20 ft 6 ins
Shop and Built Depth	14.00 m	46 ft 0 ins
Ground Floor Sales	79.1 sq m	852 sq ft
WC		

The property benefits from rear servicing.



TERMS

The property is available by way of a new effectively full repairing and insuring lease at a commencing rental of **£22,500 per annum**, subject to five yearly upward only rent reviews.



ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available upon request.

RATING ASSESSMENT

Rateable Value from 2026 £29,250

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

LEGAL FEES

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

CONTACT

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

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Subject to Contract and Exclusive of VAT (if applicable)

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