

# SWANLEY BR8 7TL

## UNIT 16 LONDON ROAD

### CONFIDENTIALLY AVAILABLE

## RETAIL UNIT TO LET - 625 SQ FT

#### LOCATION

Swanley is a busy Community hub and retail centre on the A20 close to J3 of the M25. The scheme is anchored by Asda and Aldi and provides the principal retail offer in the town. The unit occupies a prime position adjacent Card Factory with Poundland, Holland & Barrett, McDonalds, Costa etc close by – see street plan.

#### ACCOMMODATION

Ground floor only approx. as follows:

Internal Width	17 ft 2 ins	5.23 m
Shop Depth	35 ft 6 ins	10.82 m
Ground Floor GIA	625 sqft	58.06 sqm

#### LEASE

New lease for a term to be agreed.

#### RENT

£24,000 p.a.

#### VAT

The property is registered for VAT

#### SERVICE CHARGE

Year to 31/12/2024 service charge is approx. £2,150.00

#### RATES

We understand the property is assessed as follows:

RV	RP 2024/25
£22,250	£11,103 x 25%

**A 75% concession on rates payable is applicable for the current rating year to 31/3/2025.**



#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

#### ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

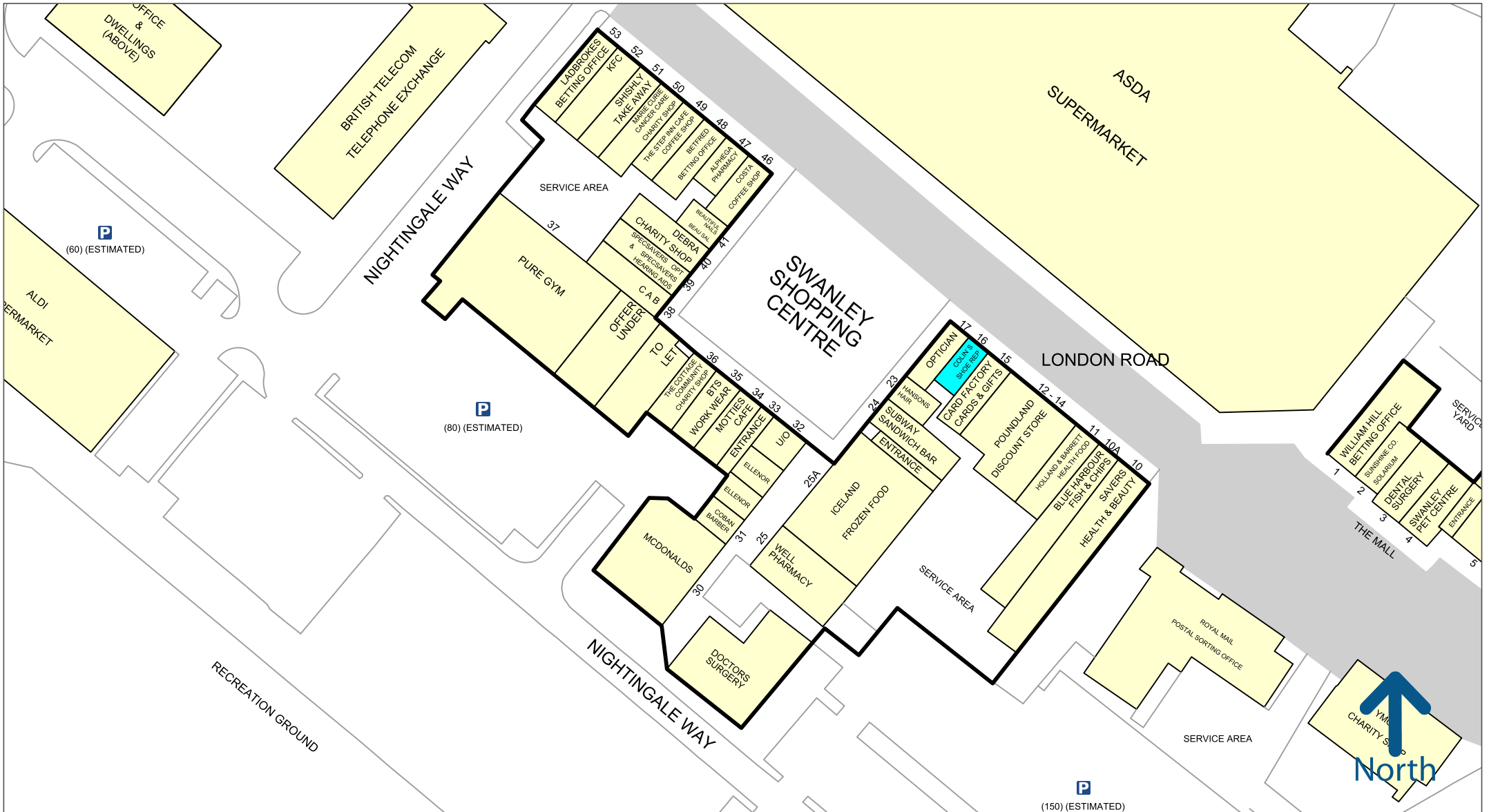
#### VIEWING

Strictly by appointment only. Contact:-

**Ian Garnham**

Tel: **07973 392630 / 0207 478 4306**

Email: [iang@leslieperkins.co.uk](mailto:iang@leslieperkins.co.uk)



50 metres

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Experian Goad Plan Created: 01/10/2024

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