



SWANLEY BR8 7TL

UNIT 35 THE SQUARE

CONFIDENTIALLY AVAILABLE

820 SQ FT - TO LET

LOCATION

Swanley is a busy Community hub and convenience centre on the A20 close to the M25 J.3. The scheme is anchored by Asda and Aldi and provides the principal retail offer in the town. The unit occupies a prominent position with McDonalds, Iceland, Specsavers, Costa, etc close by – see street plan.

ACCOMMODATION

Ground floor only approx. as follows:

Internal Width	17 ft 3 ins	5.26 m
Shop Depth	47 ft 6 ins	14.48 m
Ground Floor GIA	820 sqft	76.12 sqm

LEASE

New lease for a term to be agreed.

RENT

£26,500 p.a.

VAT

The property is registered for VAT

SERVICE CHARGE

Year to 31/12/2024 service charge is approx. £2,400 tbc

RATES

We understand the property is assessed as follows:

RV	RP 2024/25
£24,500	£12,225.5 x 60%

A 40% concession on rates payable is applicable for the current rating year to 31/3/2026.



LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

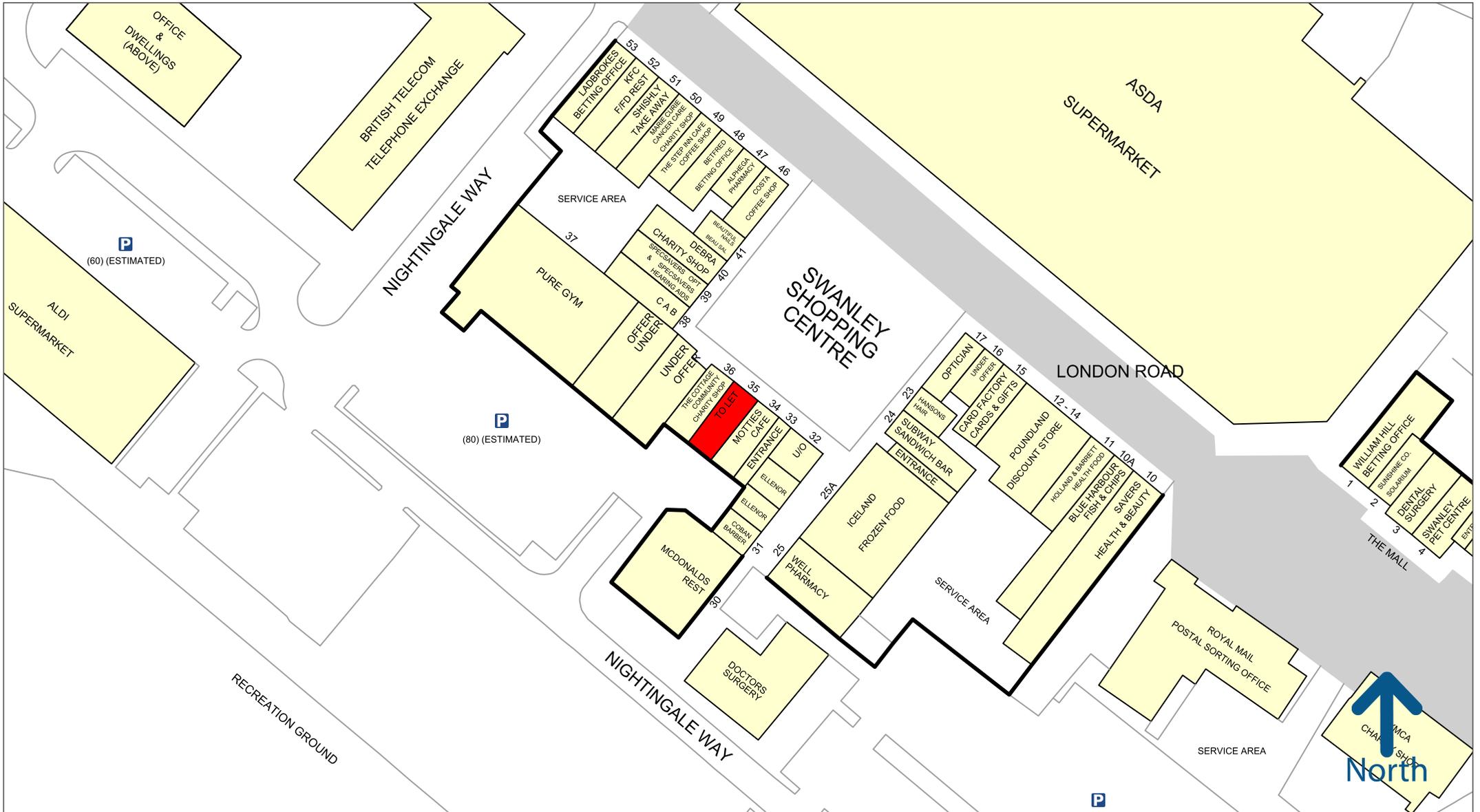
VIEWING

Strictly by appointment only. Contact:-

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50 metres

Experian Goad Plan Created: 23/04/2025

Created By: Leslie Perkins

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com