



SWANLEY BR8 7TL

UNIT 37A THE SQUARE

CONFIDENTIALLY AVAILABLE

1,800 SQ FT - TO LET

LOCATION

Swanley is a busy Community Hub and Retail Centre located on the A20 off J3 of the M25. The scheme is anchored by Asda and Aldi and provides the principle retail offer in the town. The unit occupies a prominent position in the Square with additional frontage to the car park with Specsavers, McDonalds, Iceland, Costa, Pure Gym etc close by –

ACCOMMODATION

Ground floor only approx. as follows:

Internal Width	25 ft 9 ins	7.84 m
Shop Depth	70 ft 6 ins	21.44 m
Ground Floor GIA	1,800 sqft	167.25 sqm

LEASE

New lease for a term to be agreed.

RENT

£37,500 p.a.

VAT

The property is registered for VAT

SERVICE CHARGE

Year to 31/12/2024 service charge is approx. £5,400 tbc

RATES

We understand the property is assessed as follows:

Ratable Value	Rates Payable
To be assessed	RV x 50%

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

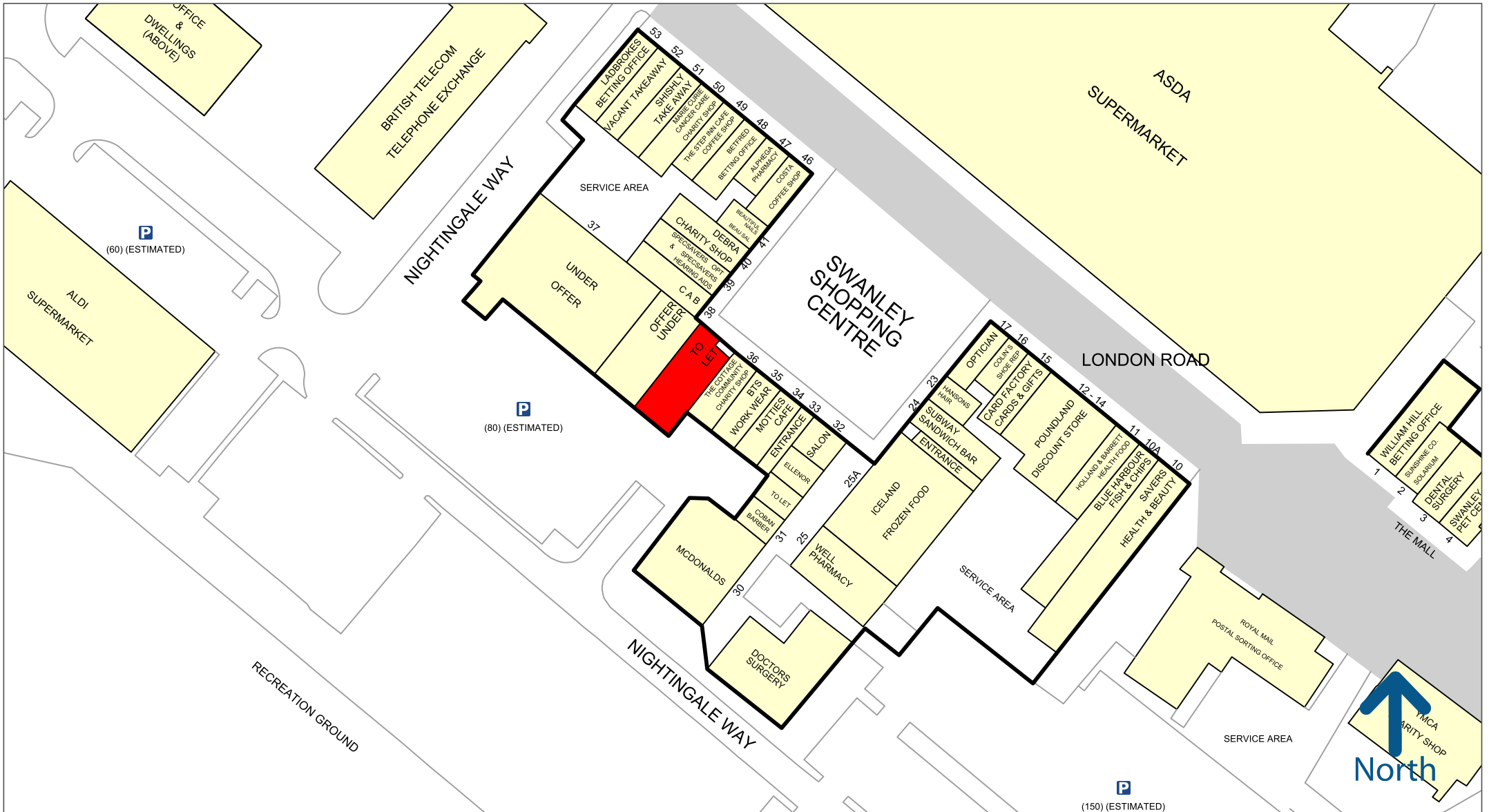
VIEWING

Strictly by appointment only. Contact:-

Ian Garnham

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

Email: iang@leslieperkins.co.uk



50 metres

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Experian Goad Plan Created: 19/06/2024

Created By: Leslie Perkins

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