

# SWANLEY BR8 7TL

## UNIT 38 THE SQUARE

### RETAIL UNIT TO LET – 1,475 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 is in a prime position adjacent Specsavers and Greggs with Iceland, McDonalds, Costa etc nearby, see street plan.

#### ACCOMMODATION

Ground and first floors approx. as follows:

Internal Width	15 ft 6 ins	4.73 m
Shop Depth	46 ft 0 ins	14.02 m
Ground Floor GIA	600 sq ft	55.75 sq m
First Floor GIA	875 sqft	81.23 sqm
Total	1,475 sq ft	137 sq m

#### LEASE

New lease for a term to be agreed.

#### RENT

£24,500 p.a.

#### VAT

The property is registered for VAT

#### SERVICE CHARGE

Year to 31/12/2025 service charge is approx. £2,250.00

#### RATES

We understand the property is assessed as follows:

RV	£22,250
Payable	£11,103 x 60% to 31/3/26 then £8,499.50 to 31/3/27

Based on RHL small business multiplier of 38.2p



#### 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)

