

SWANLEY BR8 7TL

UNITS 12-14 LONDON ROAD

PRIME LARGE DOUBLE FRONTED UNIT

LOCATION

APPX 8,000 SQ FT - TO LET

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 principal retail offer in Swanley. The unit occupies a prominent position on London Road adjacent Card Factory and Holland & Barrett with Savers, McDonalds, Iceland, Costa etc nearby, see street

ACCOMMODATION

Ground and first floors approx. as follows:

Internal Width	53 ft 3 ins	16.21 m
Shop Depth	132ft 3 ins	40.32 m
Ground Floor GIA	5,540 sqft	514.68 sq m
First Floor GIA	2,422 sq ft	225.0 sq m

LEASE

New lease term to be agreed.

RENT

£110,000 p.a.

VAT

The property is registered for VAT

SERVICE CHARGE

Year to 31/12/2025 service charge is approx. £17,705

RATES

We understand the property is assessed as follows:

Ratable Value	Rates Payable
£98,500	£53,871

A 40% concession for the current year to 31/3/2025 is applicable to a cap of £110,000 per business.



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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