



## FEATURES

- Prominent Location
- Flexible Use
- Flexible Terms
- Established Commercial Location
- Yards from 0.3 acres (13,068 sq.ft.)
- Buildings from 2,215 sq.ft.



## VARIOUS YARDS & BUILDINGS – TO LET

MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ED



**SALISBURY & Co.**  
01732 463 205 [www.salisburyand.co](http://www.salisburyand.co)

**ACCOMMODATION** (with approximate floor areas):

- AREA 1:** Mostly level yard with portacabins and workshop area. Fenced and gated. Power and water supplies. 1.03 acres (44,867 sq.ft.)
- AREA 2:** Unfenced largely level area with type 1 / rubble surface. No power or water, although they could be brought in at a cost. 0.3 acres (13,068 sq.ft.)
- AREA 4:** Hard-surfaced display area fronting A25. 0.17 acres (7,405 sq.ft)
- AREA 5 / UNIT 2 (RHS) + UNIT 3:** An attached single-storey unit previously used for the sale of furniture and homeware, 2,215 sq.ft. Accessed from the Main Road entrance. Power and water supplies.
- AREA 6 / UPPER BARN:** A detached unit of 4,540 sq.ft, on a site area of 0.18 acres (7,840 sq.ft.) Access via single width track from the front of the site. Power and water supplies.

\*\* Other land and units may be available subject to negotiation / vacant possession \*\*

**LOCATION**

The property occupies a very prominent position fronting the A25, very close to its junction with the A21 and M25 access at junction 5. Access is from either Main Road or Dryhill Lane.

**PLANNING**

The premises currently have a Sui Generis use and therefore considered suitable for a variety of uses, including retail/showroom and storage.

**TERMS**

New leases are available for a term to be agreed. Lease to include Landlord's option to break after approx. 3 years.

**LEGAL COSTS**

Each party to bear their own costs.

**RATING**

To be reassessed.

**VAT**

VAT will not be payable on the rent or service charge.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

To follow as required.

**VIEWING**

By prior appointment with the joint agents:

Salisbury & Co.  
01732 463 205

Lime Tree Work Shop  
11 Lime Tree Walk, Sevenoaks  
Kent, TN13 1YH

Neil Salisbury  
[neil@salisburyand.co](mailto:neil@salisburyand.co)

Annie Salisbury  
[annie@salisburyand.co](mailto:annie@salisburyand.co)

Core Commercial  
01892 834483

Neil Mason  
[neil@corecommercial.co.uk](mailto:neil@corecommercial.co.uk)



Plot/Unit	Quoting Rent
Area 1	£95,000
Area 2	£27,500
Area 4	£37,025
Area 5	£22,500
Area 6	£22,500

**IMPORTANT NOTICE** The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Salisbury & Co. is the trading name of Salisbury & Co. Ltd. Registered in England Company No. 05291959. Registered Office: 2 Lakeview Stables, Lower St Clere, Kemsing, Sevenoaks, Kent, TN15 6NL.





- 1 - 1.03 ACRES (44,866 ft<sup>2</sup>)
- 2 - 0.3 ACRES (13,068 ft<sup>2</sup>)
- 4 - 0.17 ACRES (7,405 ft<sup>2</sup>)
- 5 - 0.09 ACRES (3,920 ft<sup>2</sup>)
- 6 - 0.18 ACRES (7,840 ft<sup>2</sup>)

revisions:

C&G  
LEASE OF LAND  
SEVENOAKS

drawing information  
 title : LEASE OF LAND  
 UKPN  
 status : Information  
 date : JANUARY 2023  
 scale : 1:500 @ A1  
 drawn : SL  
 checked : AA



pwp architects Ltd 61 South Street, Havert, Herts AL9 9JZ  
 t: 01295 425614 f: 01295 461152  
 e: design@pwp-architects.com  
 w: www.pwparchitects.com

job: LL dwp 5928 rev: A

for checking all site dimensions and levels. These should be checked prior to the ordering of any components and before the commencement of the works. All discrepancies should be brought to the attention of the Contract Administrator.

**SALISBURY & Co.**  
 01732 463 205 www.salisburyand.co  
 CHARTERED SURVEYORS & PROPERTY CONSULTANTS