

SEVENOAKS

1,589-3,102 SQ FT (147.7-288.2 SQ M) APPROXIMATELY

LEASEHOLD **TO LET**



PRIME HIGH STREET SHOP - TO LET

112 HIGH STREET, SEVENOAKS, KENT, TN13 1UZ

RENT UPON APPLICATION

SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Situated in a prime position on the high street, close to it's junction with Buckhurst Lane and opposite Bank Street. Nearby occupiers include Mint Velvet, Oliver Bonas, Boots, Clarendon Fine Art, Space NK and Hotel Chocolat.

DESCRIPTION

Comprises an attractive, self contained two-storey shop unit with wide frontage to the High Street and separate rear access to the upper parts.

FEATURES

- Prime High Street Position
- Net Frontage 23'7
- Ground Floor 1,589 sq.ft.
- Whole Building 3,102 sq.ft.

ACCOMMODATION

With approximate floor areas taken from historic records:

Floor	Sq ft	Sq m
Ground	1,589	147.7
First	1,512	140.5
TOTAL	3,102	288.2

NET FRONTAGE 23'7 7.2

TERMS

The premises can be let as a whole or as ground floor shop only, on a new full repairing lease. Subject to vacant possession.

RENT

Upon application.

LEGAL COSTS

Each party to bear their own legal costs.

RATING

Rateable value £63,000.

VAT

The property has not been elected for VAT purposes.

ENERGY PERFORMANCE CERTIFICATE

Band D.

ANTI MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

VIEWING

By prior appointment with the sole agents:

Neil Salisbury 01732 463 205

Email: neil@salisburyand.co

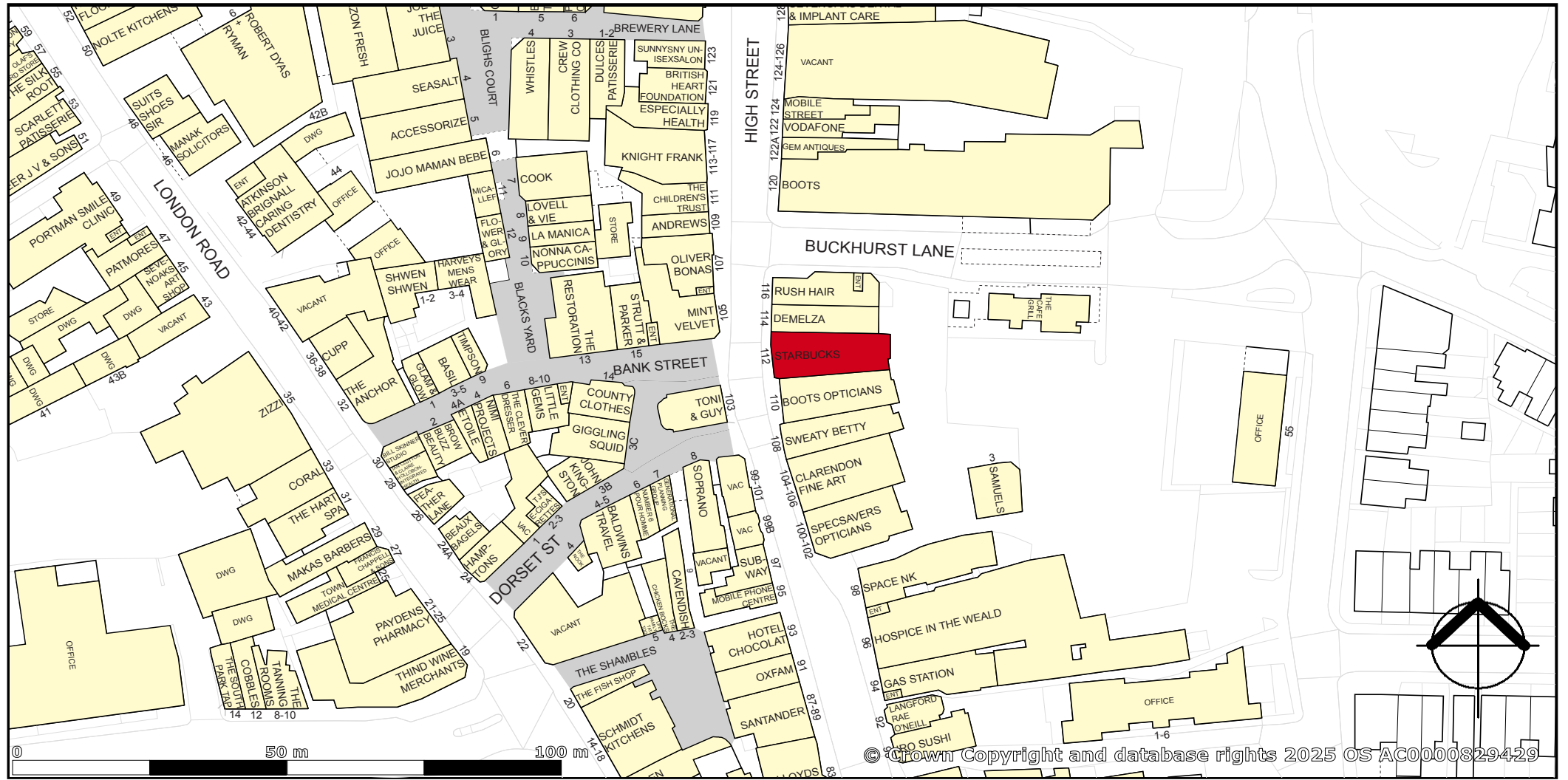
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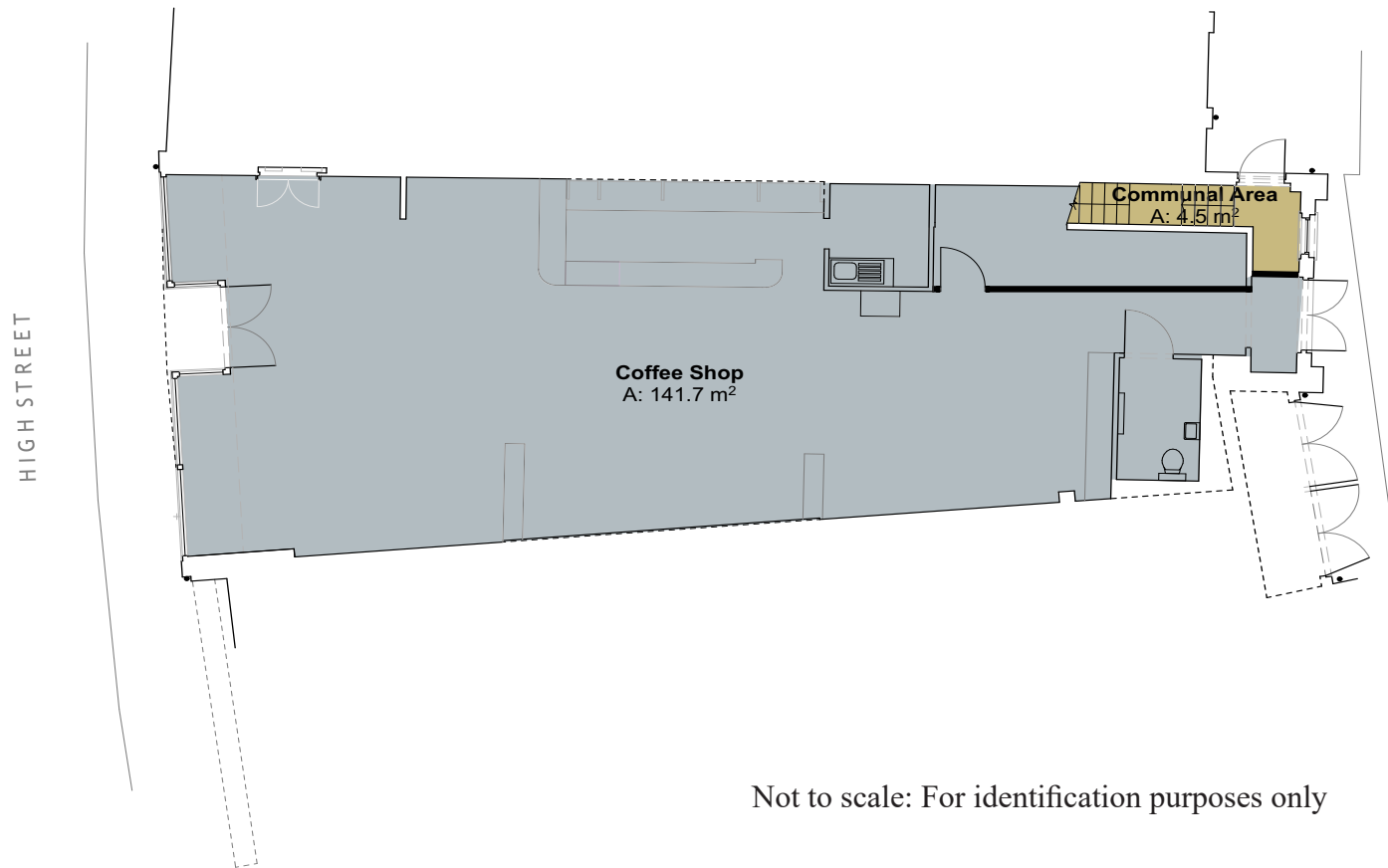
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LIME TREE WORK SHOP, 11 LIME TREE WALK,
SEVENOAKS, KENT TN13 1YH



Sevenoaks





Not to scale: For identification purposes only