



durlings

chartered surveyors
and property consultants



8-9 Tubs Hill Parade • London Road • Sevenoaks • Kent TN13 1DH

Showroom / Retail Premises & Warehouse - To Let - 1511 & 745 sq ft

COMMERCIAL

Location

Tubs Hill Parade is a prominent terrace of retail units, very close to Sevenoaks` main line train station, about 80 yards. This parade directly fronts the London Road, the principal route from the town centre to the station, with private forecourt customer parking.

Description

A pair of adjoining lock up retail units, currently occupied as a kitchen showroom. The showroom is predominately a single open plan area with a small office and kitchen to the rear. There are also two WCs. The premises benefit from a suspended ceiling with integral LED lighting and air conditioning. Immediately behind the showroom there is a small warehouse, with dock level loading and a roller shutter door. There is a minimum floor to ceiling height of about 10 ft (3m).

Floor Areas

Showroom – **1511 sq ft** (140.37 sq m)
Warehouse – **745 sq ft** (70.98 sq m)

Rent

£39,500 per annum, exclusive of all other outgoings.
There is no VAT applicable to the rent.

Terms

A new lease is available by arrangement on a full repairing and insuring basis by way of a service charge.

Business Rates

There are separate assessments for each part as follows:-

- 8/9 Tubs Hill Parade – Shop and premises – RV - £34,500.
- r/o 8/9 Tubs Hill Parade – Store and premises – RV - £7,700.

Service Charge

On application

Viewing Arrangements

Strictly by appointment and accompanied.

T – **01892 552500**

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@durlings.co.uk

Subject to: Contract; Availability; Finance & Accounts; Satisfactory References. A rent deposit will be required.

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.





Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

