



durlings

chartered surveyors
and property consultants

Bradbourne Road Pre-School • Bradbourne Road • Sevenoaks • Kent TN13 3LB

On instructions from Kent County Council

Pre -School Building - To Let - 2160 sq ft (200 sq m)



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COMMERCIAL

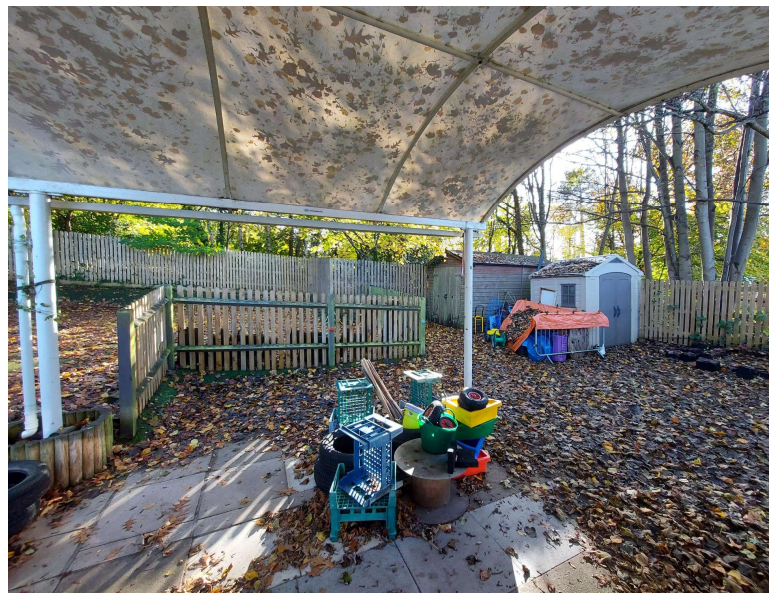
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Location

Bradbourne Road is situated about 1 mile to the north of Sevenoaks town centre, and about 0.8 miles from the main line station. The A25 is less than ¼ mile to the north.
This building is situated in the grounds of Sevenoaks Primary School.

Description

A detached single storey premises with large outside areas to the front and rear. Internally the premises comprise four separate, interconnecting rooms and includes a kitchen and children's WCs.
There are double glazed windows fitted and electric wall mounted heaters.

Floor Area

2160 sq ft (200 sq m)

Terms

A new lease on full repairing and insuring terms is available by arrangement.

Rent

Guide Rent - **£12,000 per annum**, exclusive of all other outgoings.

Business Rates

To be assessed

Service Charge

Details on application

Legal & Letting Fees

The ingoing tenant will be responsible for the landlord's legal and agent's letting fees – further details on application.

Viewings Arrangements

Viewings are to be strictly by appointment. No unaccompanied viewings will be permitted.

Interested parties will only be able to view on particular viewing days – details of the dates and times on request.