

SEVENOAKS 4,354 SQ.FT (404.5 SQ M) APPROX



LEASEHOLD **TO LET**



**PRIME RETAIL UNIT TO LET**

UNIT 137A HIGH STREET, SEVENOAKS, KENT, TN13 1UX

**RENT UPON APPLICATION**

**SALISBURY & Co.**

01732 463 205 [www.salisburyand.co](http://www.salisburyand.co)

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

### LOCATION

Situated in a highly prominent location on the corner of High Street and Bligh's Road, the latter being the main pedestrian entrance into the popular Bligh's Meadow shopping centre. Occupiers in the vicinity include Nando's, Card Factory, Costa Coffee, Holland and Barrett, Pet's Corner, Gail's, Wagamama among others.

### DESCRIPTION

Comprises a two-storey property believed to have been built in the 1920s/30s with brick piers and mock-tudor elevations at first floor level. The ground is structurally open-plan save for three pillars and the first floor provides further trading space and store rooms.

### ACCOMMODATION

| Approx net internal floor area: | Sq. Ft       | Sq. M        |
|---------------------------------|--------------|--------------|
| Ground Floor                    | 2,261        | 210.1        |
| First Floor                     | 2,093        | 194.4        |
| <b>Total</b>                    | <b>4,354</b> | <b>404.5</b> |

Gross frontage, High Street - 35 ft (10.65 m).

Gross frontage - Bligh's Road - 72 ft (22.05 m).

### TERMS

The premises are available by way of a new lease for a term to be agreed.

### RENT

Upon application.

### RATING

To be reassessed.

### SERVICE CHARGE

Further details upon request.

### VAT

VAT will be payable on the rent and service charge.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

To follow.

### USE

Class E and other uses subject to planning consent.

### LEGAL COSTS

Each party to pay their own costs.

### ANTI MONEY LAUNDERING

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

### FEATURES

- Prime Corner Unit
- Town Centre Location
- Versatile Accommodation
- Potential for Outside Seating
- Attractive Building
- Gross Frontage High Street - 35 ft
- Gross Frontage Bligh's Road - 72 ft

### VIEWING

By prior appointment with the joint sole agents:

Salisbury & Co:

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

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

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Nicole DeBlaquiere e: [Nicole.DeBlaquiere@savills.com](mailto:Nicole.DeBlaquiere@savills.com)

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## SEVENOAKS (KENT, SOUTH EAST)

