



Sealeys
Walker ■ Jarvis

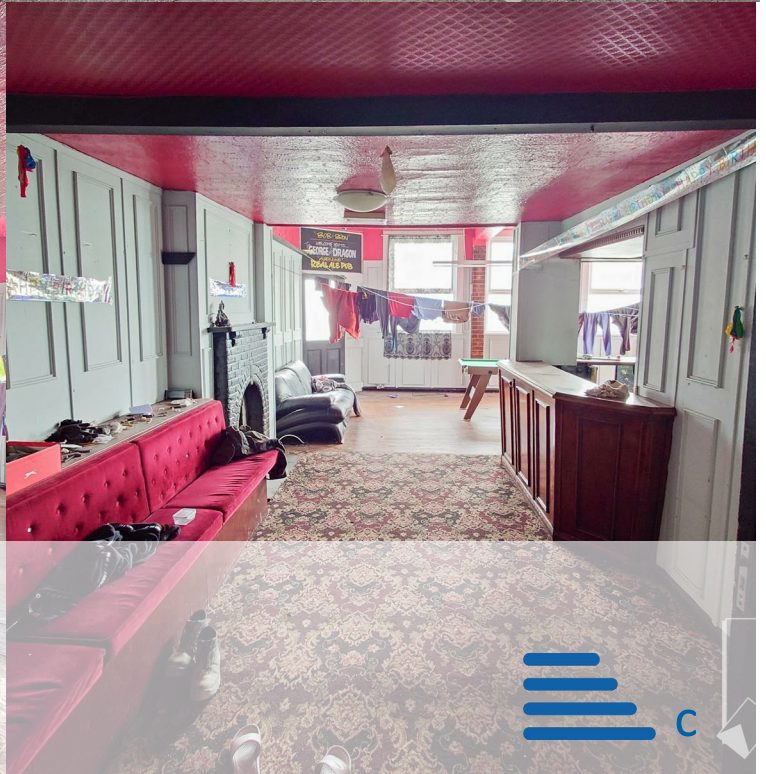
EST. 1851

(01474) 369368



naea | propertymark

COMMERCIAL



1 London Road
Swanscombe, DA10 0LQ
£3,334 Per Calendar Month



- Public House for Lease Measuring 2,858 SqFt
- Accommodation To The First And Second Floors
- Parking To The Rear
- Sui Generis Drinking Establishment Use

RENT

£3,333.34 PER CALENDAR MONTH (£40,000 Per Annum)

LOCATION DESCRIPTION

Situated in on the corner of Swanscombe High Street and London Road. Swanscombe is an established residential area with very few drinking establishments giving you a potential monopoly of the market. Swanscombe train station is less than 0.1 miles away with links to London.

PROPERTY DESCRIPTION

A ground floor pub with accommodation above. Measuring a total of 2,858 SqFt.

GROUND FLOOR

Pub, additional seating, 2 WCs, kitchen, store, external store.

BASEMENT

Store rooms with beer drop door.

FIRST FLOOR

2x bedrooms, 2 x bedrooms with en-suites, shower room

SECOND FLOOR

2x bedrooms with en-suites, kitchen, lounge.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £12,000 per annum as at May 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Dartford Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

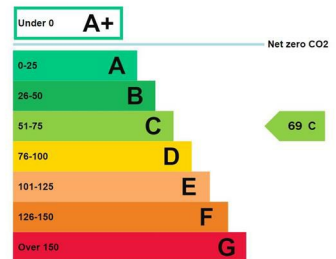
CURRENT CLASS OF BUSINESS USE

The vendor advises current class of business use is 'Sui Generis' Category use. Interested parties are advised to seek clarification of permitted use from the local authority.

Floor Plan



Energy Efficiency Graph



Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.