



**The DBLS Partnership LLP**

**Retail with first floor - To Let**

CHARTERED SURVEYORS - COMMERCIAL AGENTS - PROPERTY MANAGERS

Retail Unit Currently 'The Hive'

3 Market Square

Westerham

Kent TN16 1AN



**Floor Area: 79.08 sq m (851 sq ft)**

A beautifully presented traditional retail property within Use Class E with frontage to the busy Market Square location on the A25 and opposite the famous Green, in this historic Kentish town, close to the county boundary with Surrey

Available on a new lease

PROVISIONAL EPC RATING: C  
(to be re-assessed)

**TO LET: £14,000 pa**

**Daniel Berrisford, Partner** DIP SURV MRICS  
Mob/WhatsApp: 07799 714990  
Email: [dan@dblspartnership.com](mailto:dan@dblspartnership.com)

Company Registration No: OC442715



## Retail with first floor - To Let

CHARTERED SURVEYORS – COMMERCIAL AGENTS - PROPERTY MANAGERS

### LOCATION

Centrally in Westerham, fronting the busy A25. Wonderful exposure to passing customers. The central Green is opposite, which is frequented by visiting tourists and locals alike, as a place to socialise, relax and enjoy the historic surroundings.

### PREMISES

A period retail property in an established parade, with busy footfall, sitting adjacent to the pedestrian Courtyard entrance, with glazed return frontage and close to public parking. This property is allocated two private parking spaces, 21 & 22.

### ACCOMMODATION

Open plan ground floor retail space, sympathetically decorated to make the most of the period features. A feature central spiral staircase leads down to the basement, also used as a display pedestal. The first floor is accessed by a timber staircase for customers to use, rising to a showroom area that could equally serve as an office or treatment/consulting room. Also on the first floor is the unisex toilet and kitchenette facility.

### FLOOR AREAS AND RETAIL DIMENSIONS

Ground Floor: 28.61 sq m. Width: 3.85 m Depth: 9.0 m.  
First Floor: 41.47 sq m. Width: 5.60 m. Depth: 9.0 m.  
Basement: 9.00 sq m  
Total: 79.08 sq m

### RENT & TERMS

Available to let at £14,000 pa, on a new effectively full repairing and insuring lease, to be contracted outside of the Landlord & Tenant Act 1954, for a term to be agreed, subject to contract and satisfactory references, rent/surety deposit and/or personal guarantee if required.

### SERVICE CHARGE

There is a nominal service charge. Details on request.

### RATING

Assessed as 'Shop and Premises' RV £11,250 per annum payable. All Rates enquires to the Sevenoaks District Council. At this level of Rating assessment, the new occupier will benefit from zero liability if they meet the small business relief criteria.

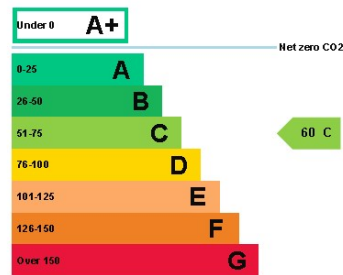
### VAT

Rent and service charges are subject to VAT.

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

### ENERGY PERFORMANCE CERTIFICATE



### VIEWING

strictly by prior appointment with DBLS.

### IMPORTANT NOTICE: DBLS, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and DBLS have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**TO LET: £14,000 pa**

**Daniel Berrisford, Partner** DIP SURV MRICS  
Mob/WhatsApp: 07799 714990  
Email: dan@dblspartnership.com



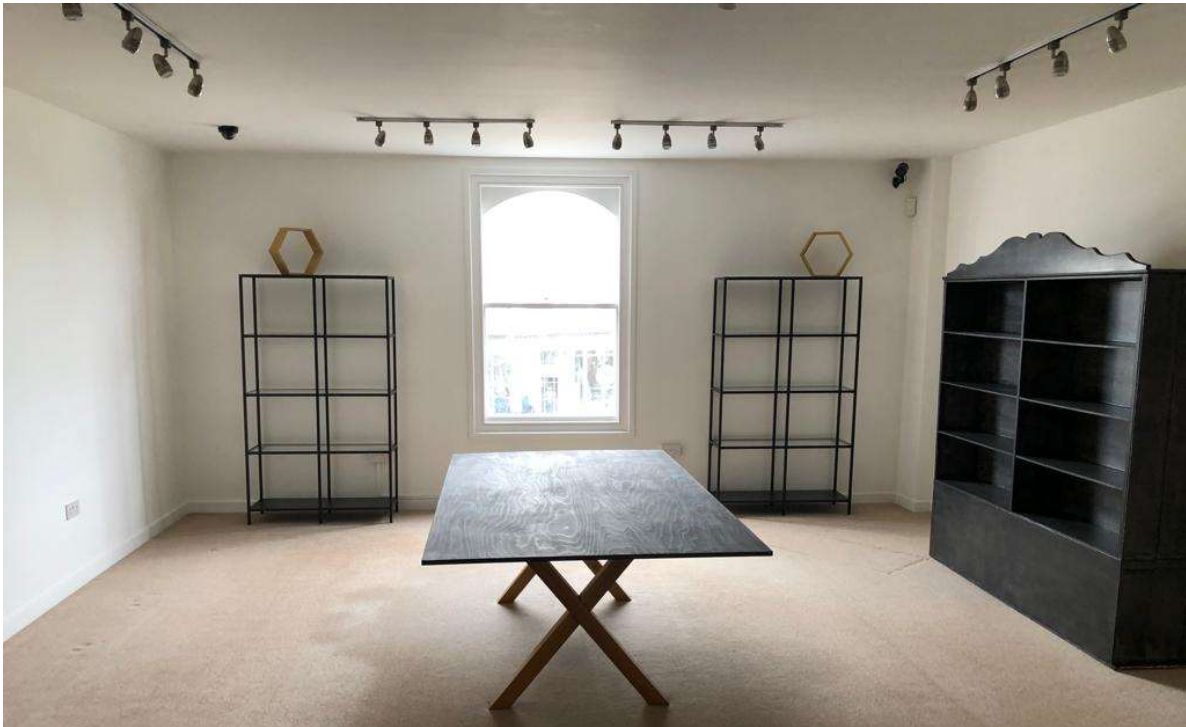


The DBLS Partnership LLP

## Retail with first floor - To Let

CHARTERED SURVEYORS - COMMERCIAL AGENTS - PROPERTY MANAGERS

### First Floor



### The Green



**TO LET: £14,000 pa**

**Daniel Berrisford, Partner** DIP SURV MRICS

Mob/WhatsApp: 07799 714990

Email: [dan@dblspartnership.com](mailto:dan@dblspartnership.com)

Company Registration No: OC442715