

CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

Substantial commercial property (3835 sq ft/356.3 m in total) in a prime location opposite Sevenoaks Station.

Sevenoaks
£74,000 Per Annum

- Prime Sevenoaks location opposite Sevenoaks Station
- Over 3800 sq ft arranged over 2 floors
- Currently fitted as a boutique gym
- Parking for up to 4 cars and courtyard area
- Versatile space easily adapted to suit many businesses


Substantial commercial property (3835 sq ft/356.3 m in total) in a prime prominent location opposite Sevenoaks Main Line Station arranged over 2 floors. The property was previously let as a gym but would suit many businesses.

Ground Floor: reception area with seating bench, space for retail, counter for food and beverage serving. 2 studios, treatment room with attached office, kitchen, toilets and changing rooms.

Lower Ground Floor: large spin studio with stage area, showers, toilet and changing room Substantial storage room.

Outside: Parking for up to 3 - 4 cars, side and rear courtyard, cycle storage.

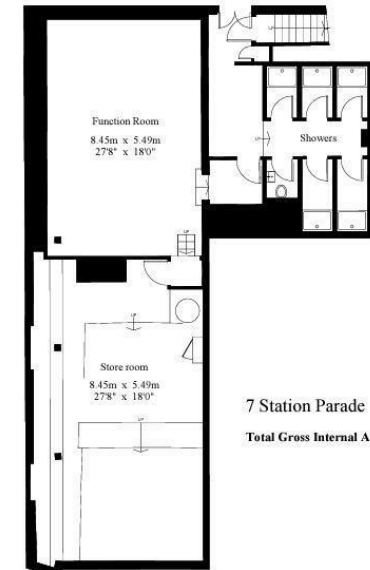
Terms: A new lease available, terms to be agreed. Each party to be responsible for their own legal costs.

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

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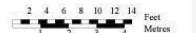


Ground Floor
Gross Internal Area : 207.5 sq.m (2,233 sq.ft.)



Lower Ground Floor
Gross Internal Area : 148.8 sq.m (1,601 sq.ft.)

7 Station Parade
Total Gross Internal Area : 356.3 sq.m (3,835 sq.ft.)



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