



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

**Sevenoaks  
£18,500 Per Annum**

### Location

Situated in a prime location just opposite Sevenoaks mainline station. Sevenoaks has a population of circa 30,000 and has direct train links into London which makes it an ideal hub for commuters.

### Description

The property comprises a ground floor retail area, separate WC and area with Butler sink.

Terms - A new lease available, terms to be agreed.

Current Rateable Value - £9,500 (1st April 2023 to present)

Possession - Upon completion of legal formalities.

Legal costs - Each party to be responsible for their own legal costs.

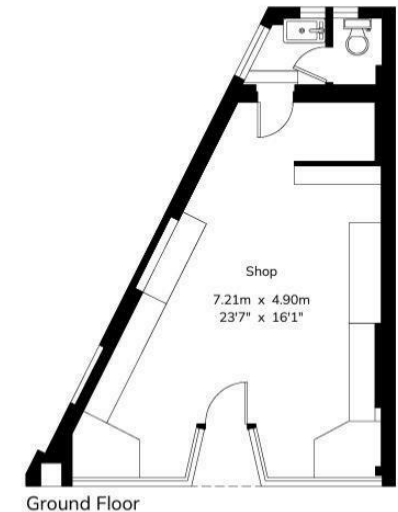
Viewing - Strictly by appointment through Cavendish.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	



1 St Botolphs Road

Gross Internal Area : 35.2 sq.m (378 sq.ft.)



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