

SWANLEY

UNIT 46 SWANLEY SHOPPING CENTRE



CHARTERED SURVEYORS

PROMINENT CORNER UNIT

SHOP TO LET

LOCATION

Swanley is located on the A20, approximately 1 mile from Junction 3 of the M25. Swanley has a primary catchment population of 372,000 residents with £535 m available customer spend in "core" categories and £1.3 bn including food.

Swanley Shopping Centre provides the principal shopping within the town, anchored by an Asda Superstore, which attracts approximately 3.5 million customers annually.

The unit occupies a prominent corner position opposite one of the main car parks within the town and **Asda**. Other nearby multiple retailers include; **Peacocks**, **Boots** and **Superdrug** and **Wilkinsons** with **Poundland** due to open shortly in Units 12 – 14.

ACCOMMODATION

The property comprises the following approximate dimensions and net internal areas:-

Gross Frontage	18 ft 0 ins	5.48 m
Net Frontage	17 ft 0 ins	5.18 m
Return Frontage	35 ft 6 ins	10.82 m
Internal Width	17 ft 4 ins	5.34 m
Shop Depth	40 ft 10 ins	12.20 m
Ground Floor Sales	710 sq ft	65.96sq m

LEASE

The property is available on the basis of a new full repairing and insuring lease for a term to be agreed

RENT

£26,000 per annum exclusive.

SERVICE CHARGE

The premises will be subject to a service charge of approximately £3.50 per sq ft.

RATES

We are advised the property is assessed for rating purposes as follows:-

Rateable Value	£16,750
UBR 2011/12	43.3p
Rates Payable	£7,252.75

Interested parties are advised to confirm the rating liability with the Sevenoaks District Council on 01732 227 000.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment only via:-

Ian Garnham

Tel: 020 7478 4306
Email: iang@leslieperkins.co.uk

OR our joint agent GCW

Nick Warr

Tel: 020 7647 4818
Email: nick.warr@gcw.co.uk

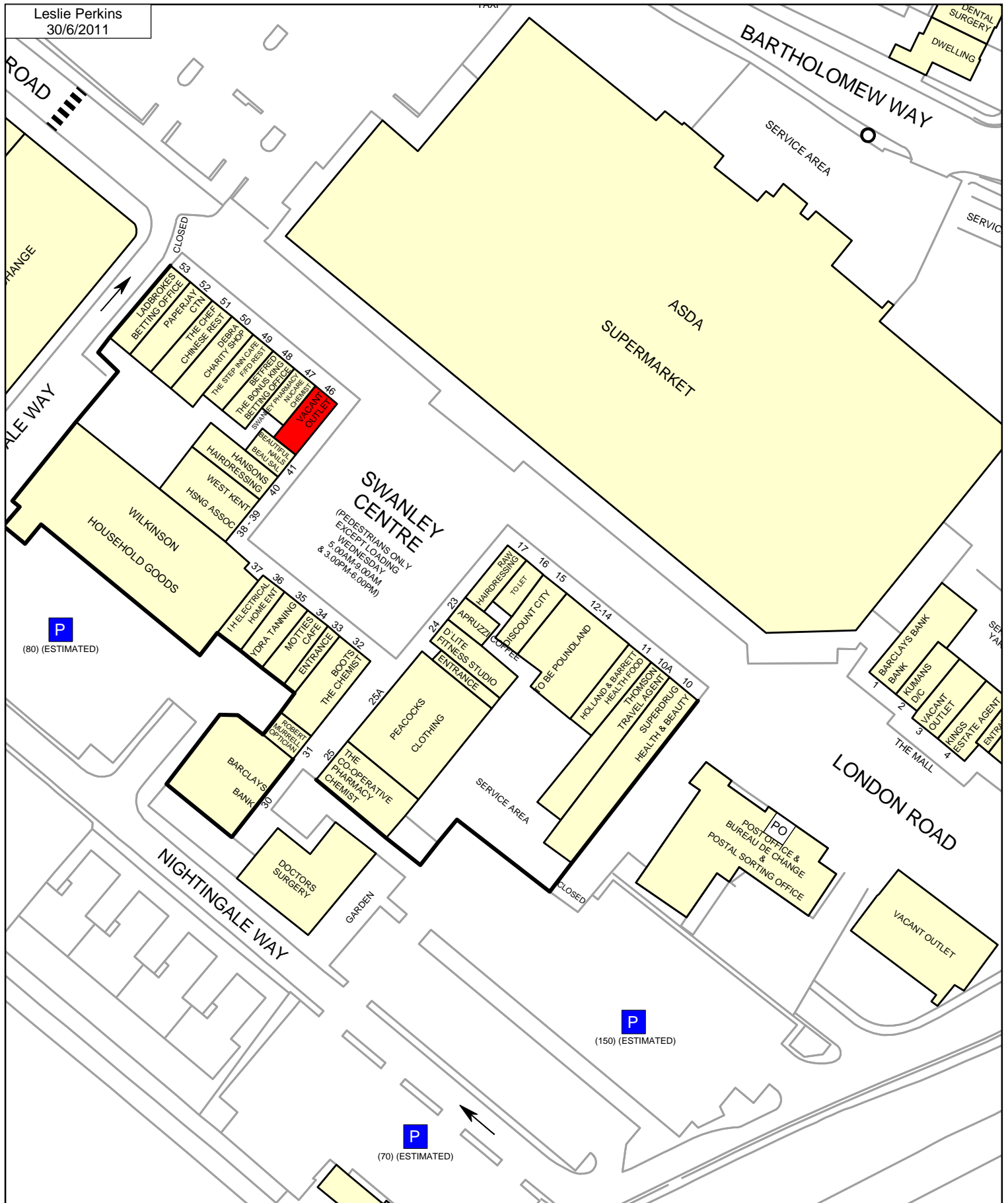
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

All rents and prices quoted are exclusive of VAT unless otherwise stated.

Leslie Perkins
30/6/2011



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