

# SWANLEY BR8 7TL

## UNIT 32 THE SQUARE

### PROMINENT CORNER LOCATION

### 3,300 SQ FT - TO LET

#### LOCATION

Swanley is a busy Community hub and retail centre located on the A20 off Junction 3 of the M25. The scheme is anchored by Asda and provides the principle retail offer in the town. The unit occupies a prominent corner site between Iceland and Wilko – see street plan extract.

#### ACCOMMODATION

Ground floor only approx. as follows:

|                |             |             |
|----------------|-------------|-------------|
| Internal Width | 25 ft 6 ins | 7.75 m      |
| Shop Depth     | 66 ft 6 ins | 20.27 m     |
| Ground Floor   | 1,650 sqft  | 153.3 sqm   |
| First Floor    | 1,725 sq ft | 160.25 sq m |
| TOTAL          | 3,375 sq ft | 313.5 sq m  |

#### LEASE

New lease for a term to be agreed.

#### RENT

£45,000 p.a.

#### VAT

The property is registered for VAT

#### RATES

We understand the property is assessed as follows:

|         |            |
|---------|------------|
| RV      | RP 2022/23 |
| £26,500 | £13,223.50 |

**A 50% concession on rates payable is applicable for the retail, leisure for the current rating year to 31/3/2023 up to a maximum of £110,000.**

**Therefore appx £6,600 is payable for the current year.**



#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

#### ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

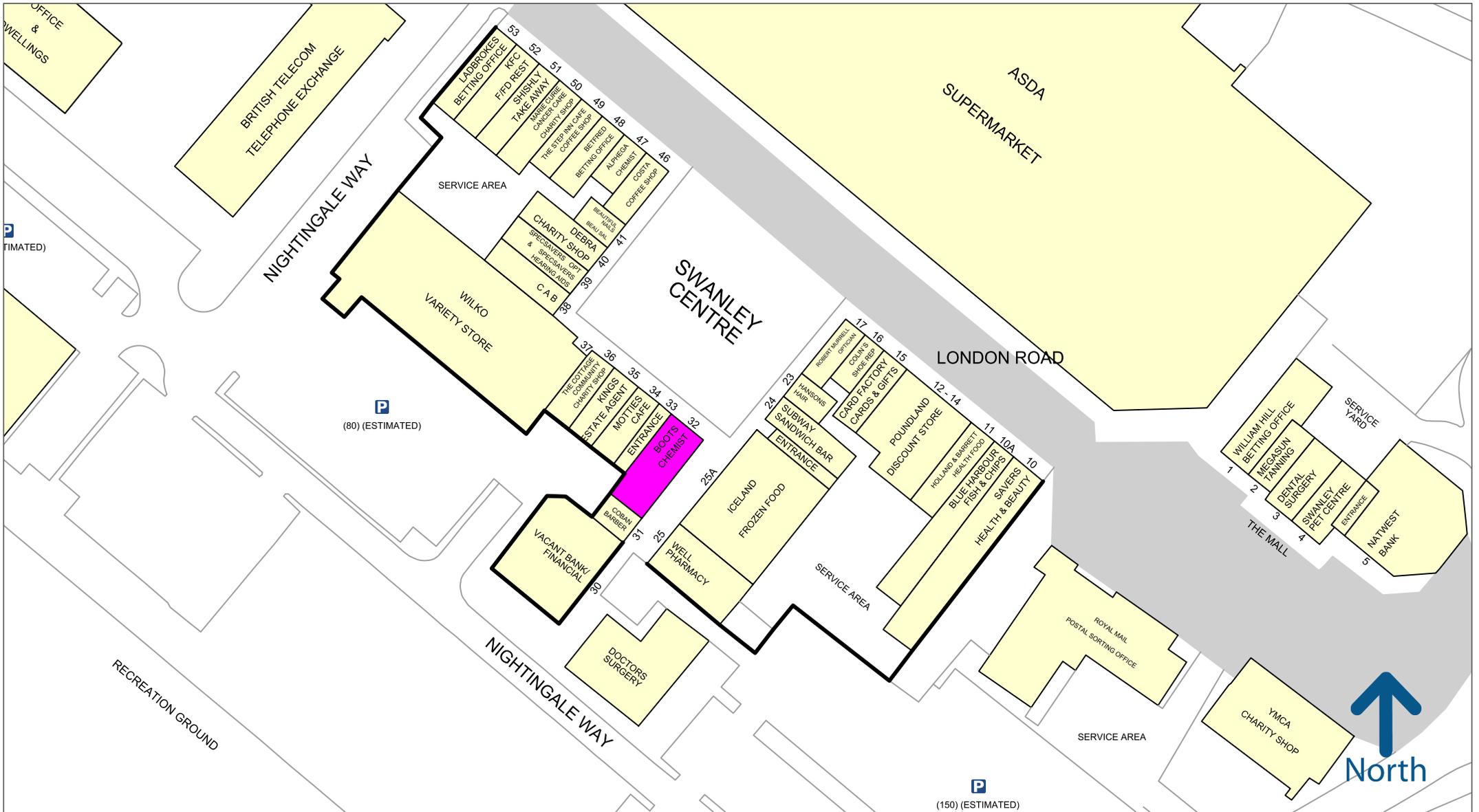
#### VIEWING

By appointment only via:-

**Ian Garnham**

Tel: **07973 392630 / 0207 478 4306**

Email: [iang@leslieperkins.co.uk](mailto:iang@leslieperkins.co.uk)



50 metres

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