

SWANLEY BR8 7TL

UNIT 37B - DRIVE TO UNIT ADJOINING PURE GYM

2,318 SQ FT – TO LET

LOCATION

Swanley is a busy Community Hub and Convenience Centre on the A20 off J3 of the M25. The scheme is anchored by Asda and Aldi and provides the principal retail offer in Swanley. The unit occupies a prominent position fronting one of the main car parks adjacent to Pure Gym. Other operators include McDonalds, Iceland, Costa Savers etc, see street plan

ACCOMMODATION

Ground floor only approx. as follows:

Internal Width	32 ft 8 ins	10.00 m
Shop Depth	70 ft 6 ins	21.44 m
Ground Floor GIA	2,318 sqft	215.34 sqm

LEASE

New lease for a term to be agreed.

RENT

£38,500 p.a.

VAT

The property is registered for VAT

SERVICE CHARGE

Year to 31/12/2025 service charge is approx. £7,000 tbc

RATES

We understand the property is assessed as follows:

Ratable Value	Rates Payable
To be assessed	RV x 60%

A 40% concession on rates payable is applicable for the current rating year to 31/3/2026.



LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

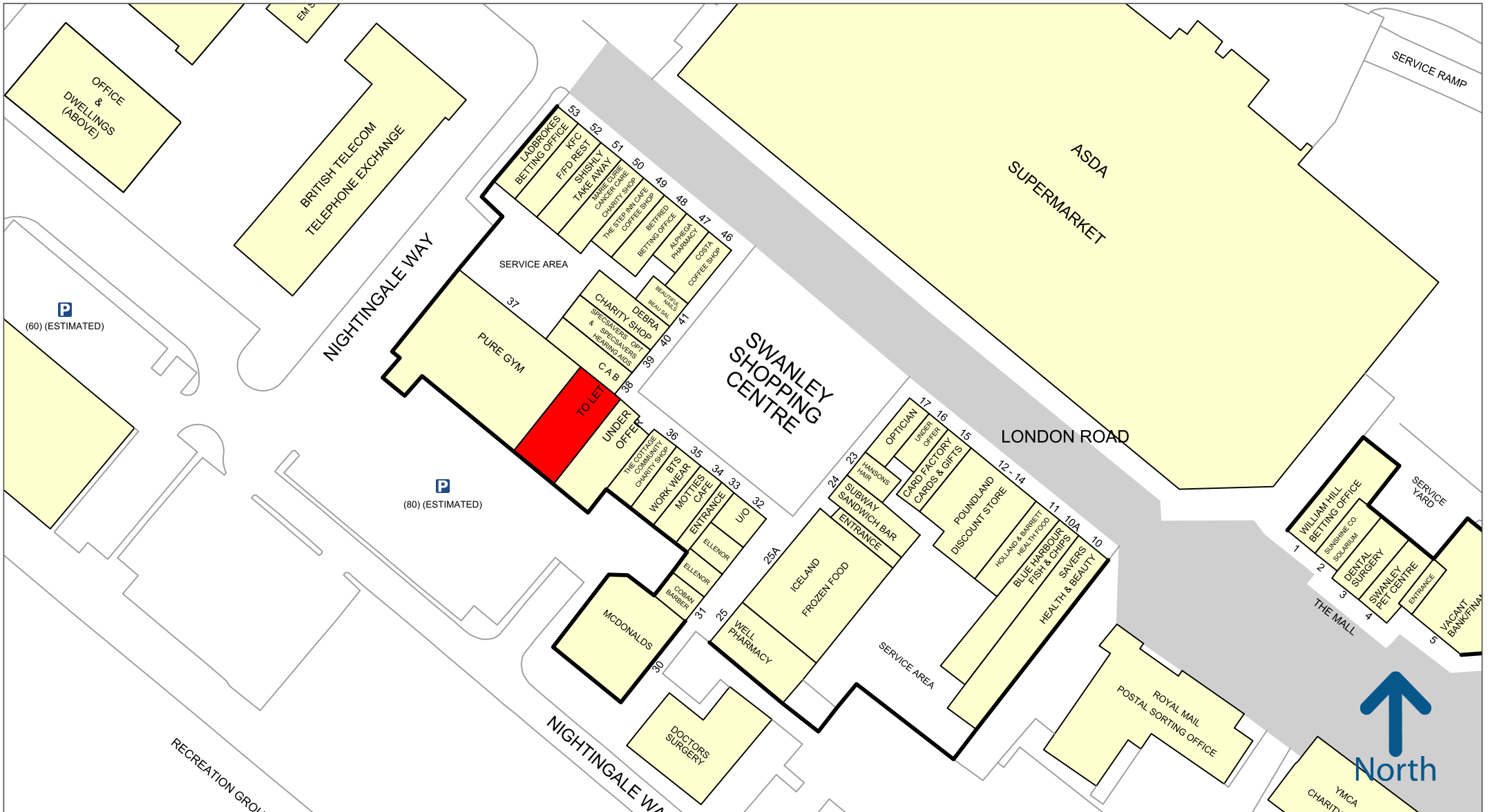
VIEWING

Strictly by appointment only. Contact:-

Ian Garnham

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

Email: iang@leslieperkins.co.uk



50 metres

Experian Goad Plan Created: 22/04/2025

Created By: Leslie Perkins

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com