



SITUATION

Located within this established parade serving the surrounding affluent residential area and being opposite the **Bligh's Mews Shopping Centre, Marks & Spencer** and a shopper's car park. Sevenoaks lies approx. 12 miles south of Dartford, 10 miles north of Royal Tunbridge Wells and 20 miles south-east of central London and benefits from excellent road links via the Sevenoaks Bypass which connects with the M25 (Junction 5) and M26.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'2"
Internal Width	21'1"
Shop & Built Depth	21'8"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Ellmill Ltd as a Nail Studio** for a term of 6 years from 24th March 2023 at a current rent of **£18,500 per annum** exclusive.

Rent Review March 2027

Tenant's Breaks March 2025 and 2027, subject to the Tenant paying a £3,000 Break Penalty to the Landlord.

Note: There is a £4,625 Rent Deposit held.

£18,500 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Samuel Iwanier
Email: si@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

