



Units 25c, 32 & 37

SWANLEY SHOPPING CENTRE

SWANLEY, KENT BR8 7TQ

VACANT COMMERCIAL UNITS
FOR SALE



KINGSBURY

UNITS 25C, 32 & 37

SWANLEY SHOPPING CENTRE

[Summary](#)[Description & Location](#)[Floor Plans](#)[Planning](#)[Contact](#)

SUMMARY

3 x vacant commercial units extending to approximately 10,564ft² in total.

Unit 25c extending to circa 4,413ft².

Unit 32 extending to circa 1,971ft².

Unit 37 extending to circa 4,180ft².

Located on the first floor of the Swanley Shopping Centre, within Swanley Town Centre.

Offers invited in the region of £700,000 for all 3 units on the basis of a new 999 year lease. Offers also considered for each unit individually.



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DESCRIPTION

THE SUBJECT PROPERTIES COMPRISE PART OF THE FIRST FLOOR COMMERCIAL SPACE OF THE SWANLEY SHOPPING CENTRE, CONSISTING OF 3 X COMMERCIAL UNITS KNOWN AS UNIT 25, UNIT 32 AND UNIT 37.

Primarily, the units were previously used as ancillary space / storage for the ground floor retail occupiers, with the exception of 25c which was a former gym. The units are all now vacant and benefit from their own entrances.

Unit 25c extends to circa 4,413ft² with Unit 32 extending to circa 1,971ft² and Unit 37 extending to circa 4,180ft².

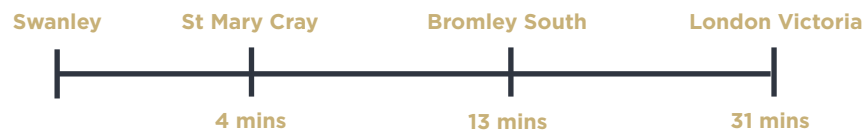
LOCATION

THE PROPERTIES ARE LOCATED IN SWANLEY WITHIN THE SEVENOAKS DISTRICT OF KENT.

All of the units are located above the Swanley Shopping Centre, a prominent retail and commercial building within the Centre of Swanley.

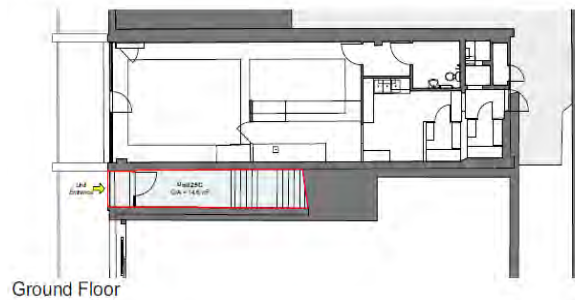
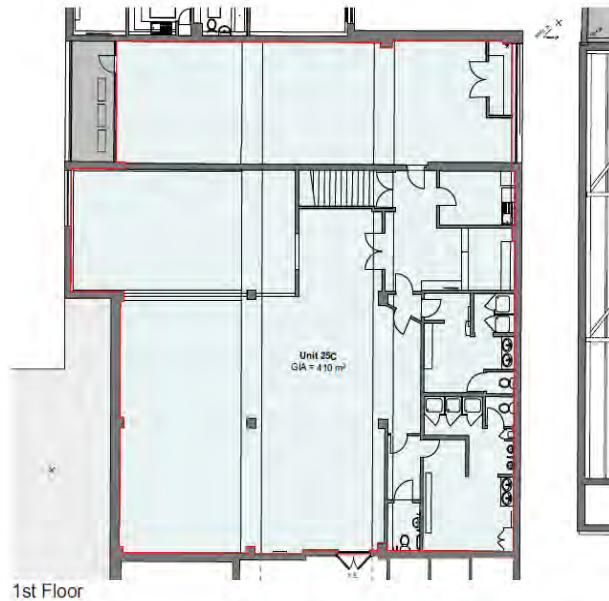
The properties benefit from excellent access to the national motorway network being located 1.2 miles from the M25 Motorway providing access to the wider South East and London.

Swanley train station is situated 0.5 miles from the subject property providing direct services into London Victoria and London Blackfriars in under 40 minutes.

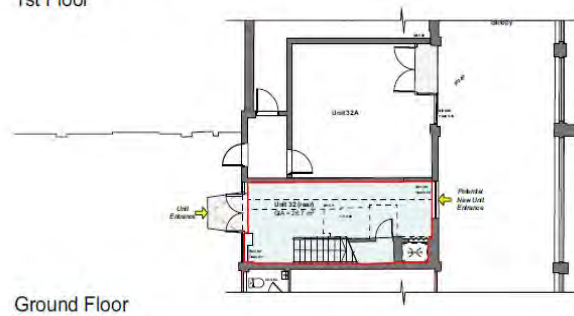


EXISTING FLOOR PLANS

Unit 25C



Unit 32



Unit 37



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[Summary](#) [Description & Location](#) [Floor Plans](#) [Planning](#) [Contact](#)

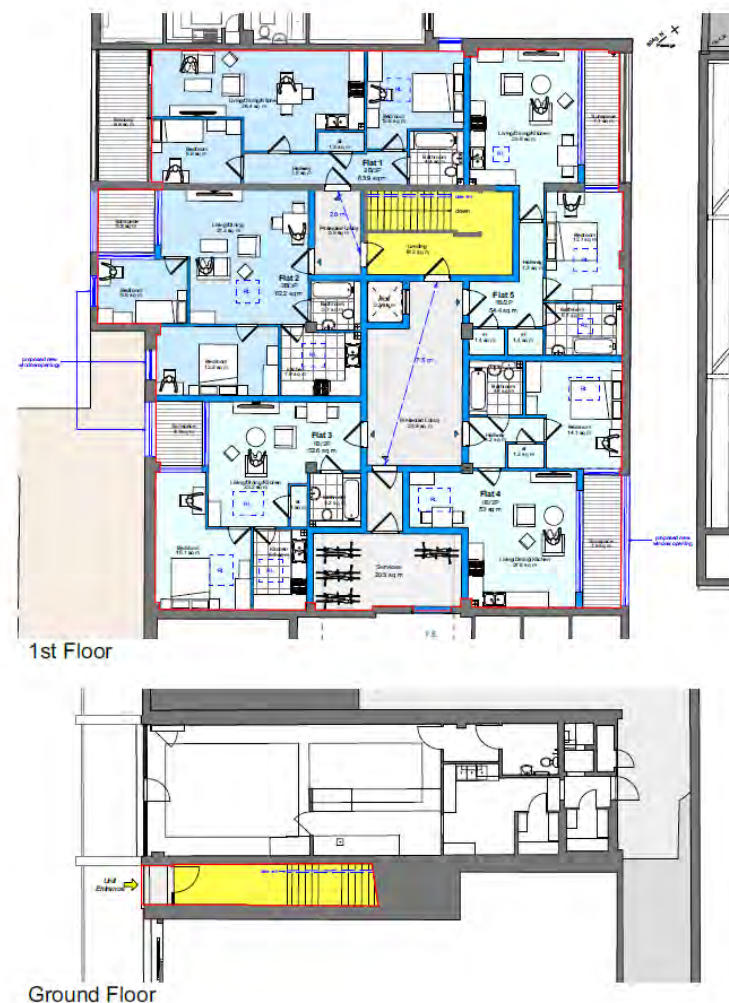
PLANNING AND DEVELOPMENT POTENTIAL

The properties are not located within a conservation area, nor is it listed or subject to an article 4 notice. All of the units are currently classed as E use class.

The properties may offer potential for further redevelopment, including conversion to residential, subject to obtaining the necessary consents.

A feasibility drawing has been produced to show how Unit 25c could be converted to 5 x residential units with the creation of additional windows.

THE PROPERTIES MAY ALSO OFFER POTENTIAL FOR ALTERNATIVE USES.



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CONTACT

TENURE

The property is to be sold freehold with vacant possession.

VAT

We understand the property is elected for VAT.

TERMS

Offers invited in the region of £700,000 for all 3 units on the basis of a new 999 year lease. Offers also considered for each unit individually.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed and requested from the successful purchaser at the point of offer acceptance.

ADDITIONAL INFORMATION

Further information including planning documents are available within upon request.

CONTACT

To discuss any aspect of the property of disposal process, please contact the sellers sole agents:

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