

75/77 HIGH STREET EDENBRIDGE

No. 75 175 sq ft (16.26 sq m). No. 77 494 sq ft (45.99 sq m) No. 77A 1st Floor office 576 sq ft (53.51 sq m)



ADDRESS

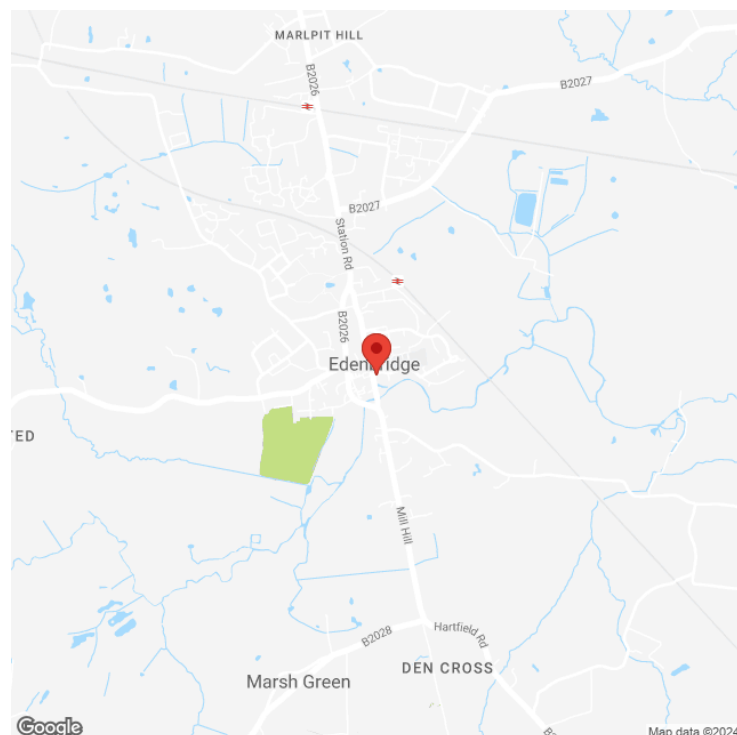
75/77 High Street
Edenbridge
TN8 5AU

DESCRIPTION

Mixed use (Retail & Offices) with vacant office on first floor having potential for change of use to residential

Situated at the southern end of Edenbridge town by the junction of High Street and Church Street. The property is part of a terrace and comprises a two storey period building comprising two retail outlets at ground floor and a currently vacant office at first floor. Both shops are currently occupied with each being on a five yearly , repairing & insuring lease granted in November 2023. Full details are given in our marketing brochure.

Dated: 21/05/2024



SPECIFICATION

Both retail units are occupied by way of five yearly internal repairing & insuring leases granted November 2023

No. 75 ground floor retail unit producing £6,000 per annum exclusive

No. 77 ground floor retail unit producing £8,400 per annum

No. 77A first floor office currently vacant. Potential for conversion to residential use subject to obtaining planning consent

Tenure	Freehold
Price	£395,000
Rates	No. 75 RV £3,650. No. 77 RV £7,900. No. 77A RV £8,300
Size	No. 75 175 sq ft (16.26 sq m). No. 77 494 sq ft (45.99 sq m) No. 77A 1st Floor office 576 sq ft (53.51 sq m)

CONTACT

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Dated: 21/05/2024

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