

FREEHOLD FOR SALE



75/77 High Street, Edenbridge. TN8 5AU

Mixed use (Retail and Offices)

1,246 sq ft (115.76 sq m)

75/77 High Street, Edenbridge TN8 5AU

Mixed use building with retail and offices 1,246 sq ft (115.76 sq m)

Producing £14,400 per annum from retail and VP of first floor offices



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LOCATION

Nestled in the heart of the picturesque Kent countryside, Edenbridge is a charming market town with a rich history and a tranquil ambience. Located in the Sevenoaks District of Kent, England, this idyllic town offers a perfect blend of historic architecture, natural beauty and a welcoming community.

The property occupies a prominent position at the southern end of the town by the junction of High Street and Church Street. It is well placed for local amenities with a wide range of shops and with Edenbridge Town Station about 10 minutes walk away.

ACCOMMODATION

Ground Floor Retail

No 75 – 175 sq. ft. (16.26 sq.m)

No 77 – 495 sq. ft. (45.99 sq. m)

First Floor Offices

No 77a – 576 sq. ft. (53.51 sq. m)

TOTAL 1,246 sq ft (115.76 sq m)

RATES

No 75 RV £3,650

No 77 RV £7,900

No 77a RV £8,300

VAT

Chargeable at the prevailing rate.

DESCRIPTION

Comprising a two-storey period building at the end of a terrace of four properties of brick and tile construction beneath a recently refurbished (10 years) pitched tiled roof.

The first floor is vacant, currently with office use but has potential for conversion to residential use subject to obtaining the usual planning consents.

LEASES

Each of the shops are occupied by way of five yearly internal repairing and insuring leases, both of which were granted in November 2023.

No 75 produces £6,000 per annum exclusive.

No 77 produces £8,400 per annum

No 77a (first floor office) is vacant.

TERMS

For sale freehold, subject to the leases and with vacant possession of the first-floor offices.

£395,000

Subject to Contract

EPC

To be advised.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

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