

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



VIEWINGS – 01732 740000 Mike Lewis **t**: 01732 227902 **m**: 07889 361 427 **e**:mike.lewis@michaelrogers.co.uk

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

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

