

SEVENOAKS

2,014 SQ.FT (187.5 SQ.M) APPROX.

FOR SALE FREEHOLD



GRADE II LISTED TOWN-CENTRE OFFICES

40 HIGH STREET, SEVENOAKS, KENT, TN13 1JG

OFFERS INVITED FOR THE FREEHOLD

LOCATION

Situated at the southern end of the High Street, between Sevenoaks School and the Waitrose supermarket. All town centre facilities, including the main public car parks are within easy reach.

DESCRIPTION

Comprises a grade II Listed, two-storey building with mansard roof and basement. Believed to date from the early 18th century the property has most recently been used as offices. The ground floor has an attractive bow-fronted, Georgian style shop front.

Externally there is a small courtyard area.

ROAD

M25 J5	1.8 miles	(3 km)
Gatwick	23 miles	(37 km)
Heathrow	50 miles	(79 km)
Stansted	53 miles	(85 km)
London	28 miles	(44 km)

[Source: Microsoft Autoroute]

RAIL

Sevenoaks – London Bridge
25 mins
Sevenoaks – Ashford Int. 49 mins
(Onwards to Calais, Lille, Paris, Brussels)
Source: National Rail Enquiries Website

FEATURES

- ✓ Grade II Listed Offices
- ✓ Town-Centre Location
- ✓ Possible Alternative Uses
- ✓ Bow-fronted Shop Front
- ✓ Freehold

ENERGY PERFORMANCE CERTIFICATE (EPC)

Not required

VIEWING

By prior appointment with the joint sole agents:

Salisbury & Co.
01732 463 205

Stephen Kane & Co
020 7224 0101
sk@stephenkane.co.uk

ACCOMMODATION

With approx. floor areas:

Floor		Sq ft	Sq m
Ground	front	235	21.9
	rear	175	16.2
First	front	240	22.4
	rear	243	22.6
	Kitchen/store	104	9.7
Second	front	240	22.4
	rear	260	24.2
Basement		517	48.1
TOTAL NIA		2,014	187.5

PLANNING

We understand the premises were last used as offices. It is considered that the property is suitable for a number of alternative uses, including D1 and C1 residential, subject to the necessary consents.

TERMS

Unconditional offers are invited in excess of £400,000 for the freehold with vacant possession.

Conditional offers will also be considered.

LEGAL COSTS

Each party to bear their own costs.

RATING

Ratable Value - £6,800

UBR 2014/15 £0.48.2 p/£(standard multiplier)

VAT

We are advised that the property has not been elected for VAT purposes.

