

BOROUGH GREEN, SEVENOAKS 1,468 SQ.FT (136.4 SQ. M)

LEASEHOLD **TO LET**



SELF-CONTAINED OFFICE BUILDING WITH PARKING

CAXTON HOUSE, MAIDSTONE ROAD, BOROUGH GREEN, SEVENOAKS, KENT, TN15 8BQ

£25,000 PAX

LOCATION

The building occupies a prominent position on Maidstone Road at its junction with Station Road. The village amenities are all close at hand including convenience stores, banks, post office counter and main line station.

DESCRIPTION

Comprises a two-storey, traditionally constructed building dating to 1914, with brick elevations under a pitched, slated roof. There is a single storey extension to one side and surface level parking for approx. 10 cars (with blocking).

ACCOMMODATION

With approx. floor areas:

Floor		Sq ft	Sq m
Ground	Front	179	16.6
	Rear	152	14.1
	Kitchen	56	5.2
	Extension	504	46.8
	plus Cloakrooms/WCS		
First	Front	253	23.5
	Rear	147	13.7
	plus cloakroom/WC		
Attic	Store	177	16.4
Total NIA		1,468	136.4
Externally	parking for approx. 10 cars (with some blocking)		

ROAD

Junction 2/2a M20/M26	1.8 miles (3.2km)
Gatwick	23 miles (37 km)
Heathrow	50 miles (79 km)
Stansted	53 miles (85 km)
London	28 miles (44 km)

[Source: UK Distance Finder]

RAIL

Borough Green - London Victoria

From 43 minutes

Source: National Rail Enquiries Website

AGENTS NOTE

Although currently used as offices it is considered that the property may suit alternative uses such as private medical practice, veterinary practice or dental practice, subject to obtaining the necessary consents.

TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

RENT

£25,000 per annum exclusive

LEGAL COSTS

Each party to bear their own costs

RATING

Rateable Value - £15,750

UBR 2015/16 0.48p/£ (small business rate).

FEATURES

- ✓ Self-contained Office Building
- ✓ Prominent Main Road Position
- ✓ Parking for approx. 10 Cars
- ✓ Alternative Uses STTP
- ✓ Flexible Accommodation

VAT

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC awaited

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

149 High Street, Sevenoaks, Kent TN13 1XJ

Email: neil@salisburyand.co



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