

SEVENOAKS 2,904 SQ.FT (269.8 SQ. M)



FREEHOLD **FOR SALE**



OFFICE BUILDING FOR REFURBISHMENT/REDEVELOPMENT

CAXTON HOUSE, 20-22 ST. JOHN'S HILL, SEVENOAKS, TN13 3NP

OFFERS IN THE REGION OF £750,000

LOCATION

The premises are situated on the eastern side of St. John's Hill, close to the junction with Hollybush Lane. Sevenoaks town centre, with its comprehensive facilities is approx. half a mile to the south and Sevenoaks main line station, with its fast and frequent services to central London is approx. three-quarters of a mile distant.

DESCRIPTION

Comprises a two-storey, traditionally constructed property built during the mid-late 1980s. The ground floor has brick facades whilst the first floor is set behind a slated mansard style roof. Externally there is a large surface level car park for up to 20 cars.

* The accommodation is now in need of refurbishment and it is felt that it may be suitable for redevelopment, subject to the necessary consents.

ACCOMMODATION

With approx floor areas taken from the VOA website:

Floor	Use	Sq ft	Sq m
Ground	Offices	1,386	128.8
First	Offices	1,517	141
Total NIA		2,904	269.8

External Parking For up to 20 cars

TERMS

For sale freehold with vacant possession.

PRICE

Offers in the region of £750,000.

A clawback clause will be included within the sale contract whereby the owners will share in the uplift in value if the site is redeveloped.

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	

LEGAL COSTS

Each party to bear their own costs.

RATING

Rateable Value - £50,000
UBR 2014/15 £0.493.p/£ (standard multiplier)

VAT

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned, further information available in due course..

FEATURES

- ✓ Freehold Office Building
- ✓ 2,904 sq ft (269.8 sq m)
- ✓ Parking for up to 20 cars
- ✓ Refurbishment Opportunity
- ✓ Redevelopment Opportunity*
- ✓ 1/2 mile from Sevenoaks

VIEWING

By prior appointment with the sole agents:
Salisbury & Co. 01732 463 205

149 High Street, Sevenoaks, Kent TN13 1XJ

Email: neil@salisburyand.co

