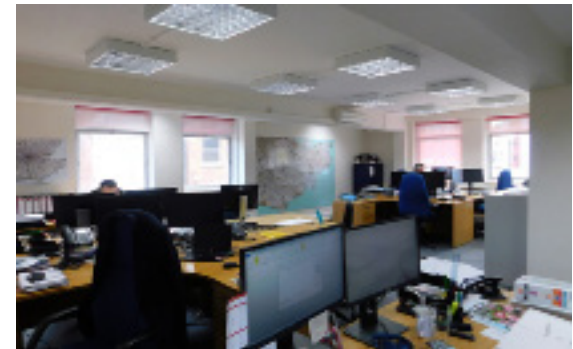


FIRST FLOOR, 105 HIGH STREET, SEVENOAKS, KENT



LEASEHOLD INVESTMENT FOR SALE



LONG-LEASEHOLD OFFICE INVESTMENT

LET TO BNP PARIBAS REAL ESTATE ADVISORY & PROPERTY MANAGEMENT UK LIMITED T/A STRUTT & PARKER

OFFERS IN EXCESS OF £315,000

RENTAL INCOME £23,500 PAX

GIY - 7.5% APPROX.

SALISBURY & Co.
01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Sevenoaks is a highly affluent west-Kent market town. It is located approx. 21 miles south east of Central London, 12 miles north of Tunbridge Wells and 17 miles west of the County town of Maidstone.

Road and rail connections are excellent with junction 5 of the M25 being approx 2.5 miles to the west and M20/M26 interchange is approx 9 miles east. Sevenoaks mainline station, which provides fast and frequent services to London Bridge, Waterloo East, Charing Cross & Cannon Street stations is approx 0.6 miles distant.

The property itself sits in the very heart of the town centre and consequently all town centre services, including the main public car parks are nearby.

DESCRIPTION

Comprises the first floor of a traditionally built two-storey, mixed-use property, with brick facades under a crown roof. The ground floor is in retail use and the first floor is used as an office. The loft space has been converted to provide a two bedroom self-contained residential flat.

ACCOMMODATION

First Floor Office -

The self-contained first floor office is generally open-plan but has been partitioned to create a reception area, an open-plan office area, a glazed partitioned meeting room, a kitchen and male & female WCs. The office benefits from good levels of natural light, having windows to three elevations, comfort cooling, electric wall mounted heaters, 3 compartment perimeter trunking, carpeting and a video entryphone.

ACCOMMODATION

With approx. floor areas:

Use	Sq ft	Sq m
Offices	880	81.8
Kitchen	28	2.6
Total	908	84.4

TENANCY

The premises are let in their entirety to BNP Paribas Real Estate Advisory & Property Management UK Limited t/a Strutt & Parker, on an effective full repairing and insuring lease for a term of 5 years from 23rd January 2023, a rent of £23,500 pax.

TENURE

The premises are held on a 125 year lease from 5th April 2006 at a ground rent of £125 per annum, doubling every 25 years.

TERMS

Offers in excess of £315,000 are invited for the long leasehold interest, subject to the occupational lease to BNP Paribas, as detailed above. A purchase at £315,000 would show a gross initial yield of approx 7.5%.

LEGAL COSTS

Each party to pay their own costs.

LEASEHOLD INVESTMENT FOR SALE

FEATURES

- Town Centre Investment
- Let to BNP Paribas R.A.P.M. UK Ltd.
- Current Income £23,500 pax
- GIY - 7.5% approx.
- Affluent west-Kent market town

VAT/TOGC

The property has been elected for VAT purposes. We understand from the vendor that VAT should not be payable on the purchase price as the sale would qualify as a Transfer of a Going Concern (TOGC).

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating 101 Band E.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents at the relevant time.

VIEWING

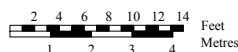
By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Email: neil@salisburyand.co

PLAN TITLE

Indicative First Floor Plan.



For Identification Purposes Only.
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NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY



SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Lime Tree Work Shop, 11 Lime Tree Walk,
Sevenoaks, Kent TN13 1YH



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Sevenoaks

