



**TO LET / FOR SALE** 145 sq m (1,559 sq ft) - 297 sq m (3,150 sq ft)

**CLASS E USE** - available for a variety of different uses (STP)

**AMHERST HOUSE, 22 LONDON ROAD, RIVERHEAD, SEVENOAKS, TN13 2BT**

est. 1828  
**bracketts**

## LOCATION

Amherst House is located on London Road in the popular Riverhead area of Sevenoaks.

The property occupies a prominent roadside position 0.7 miles from Sevenoaks town centre and less than 0.6 miles from Sevenoaks mainline railway station (25 minutes to London Bridge).

Junction 5 of the M25 is 1 mile to the north and accessed via the A21.

Surrounding occupiers are a mixture of both commercial and residential users.

## DESCRIPTION

The accommodation comprises offices across the 1st and 2nd floors of a purpose built office buildings of conventional brick construction below a pitched tiled roof.

The floors are available together or on a floor by floor basis, and can be taken either in their current specification and condition or on the basis of a full refurbishment throughout to provide open plan accommodation on each floor.

## ACCOMODATION

The approx. net internal floor areas are:

First Floor 148 sq. m (1,589 sq. ft.)

Second Floor 145 sq. m (1,559 sq. ft.)

**TOTAL** 297 sq. m (3,150 sq. ft.)

NB – all measurements supplied by the Landlord, interested parties to rely on their own investigations

Externally, the accommodation benefits from c18 car parking spaces.

## TERMS

The Freehold of the property is for sale.

Alternatively, the property is available to be let by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

## RENT / PRICE

Available on request

## VAT

We are informed VAT is levied on the rent.

## PLANNING

The property falls under Class E use and is available for different uses (STP).

## BUSINESS RATES

The property is listed on the VOA website with a Rateable Value of £62,500 from 1<sup>st</sup> April 2023.

The UBR multiplier for 2025/26 is 55.5p in the £.

## POSSESSION

Upon completion of legal formalities and vacant possession.

## EPC RATING

To be assessed.

## DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through sole agents Bracketts:

01732 350503

**Dominic Tomlinson**

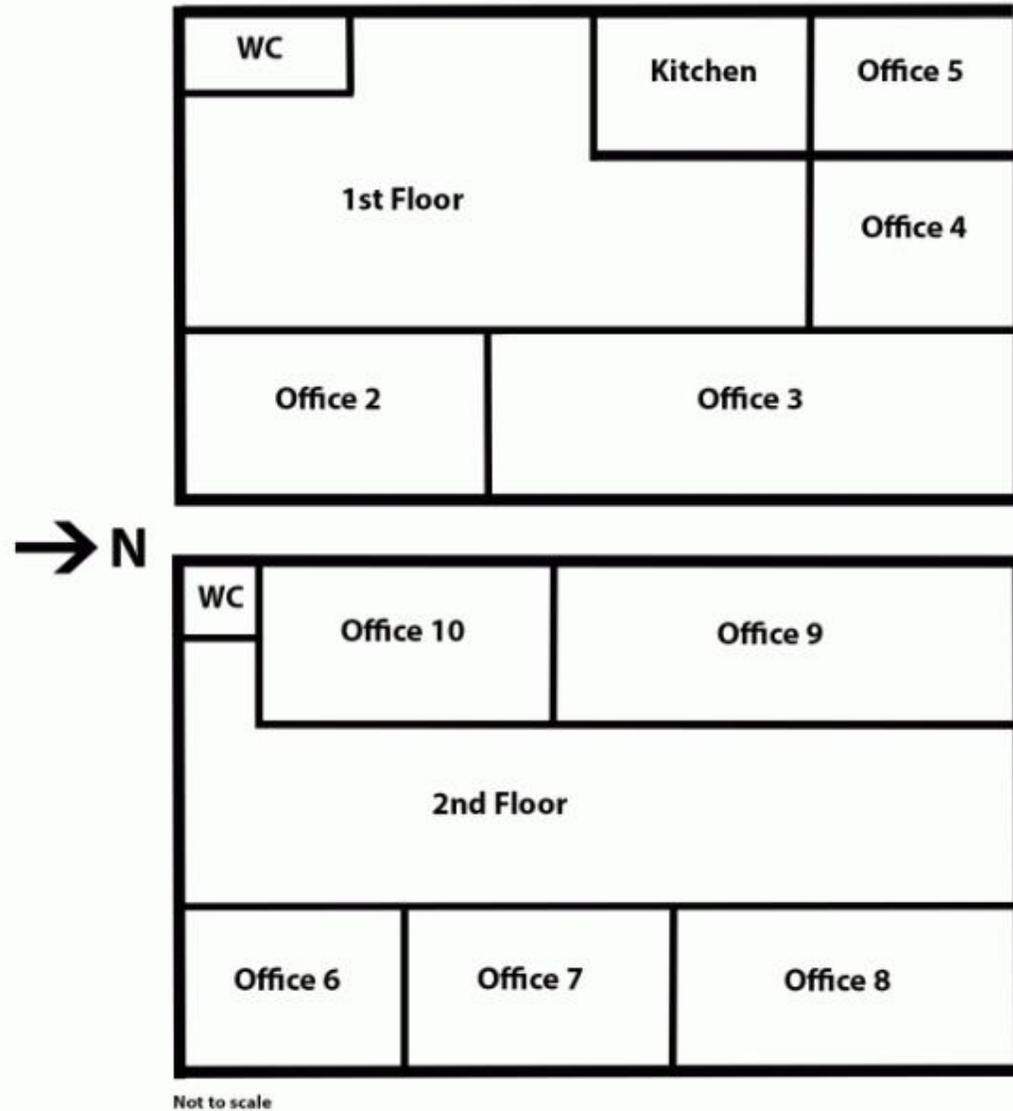
dominic.tomlinson@bracketts.co.uk

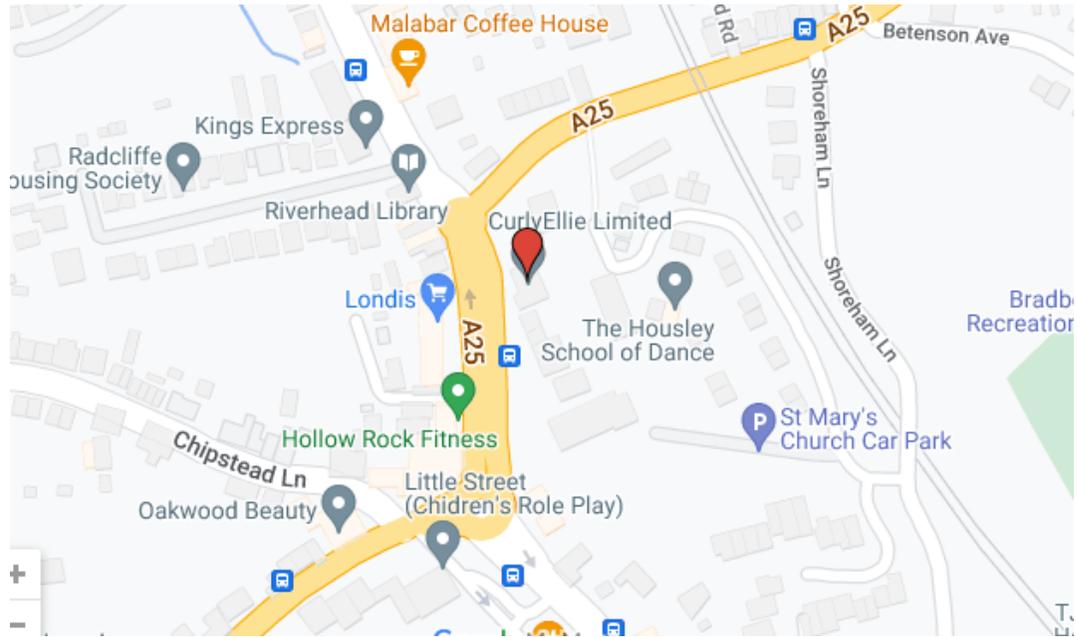
*Subject to contract*

### Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

# Existing Floor Plans





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(STP)

Amherst House  
22 London Road  
Riverhead  
Sevenoaks, Kent TN13 2BT



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Kent TN9 1BB  
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E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street,  
Tunbridge Wells, Kent  
Tel: (01892) 533733



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