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# INVESTMENT

**MULTI-LET OFFICE INVESTMENT WITH FUTURE DEVELOPMENT POTENTIAL  
4,563 SQ FT (423.9 SQ M) ON HALF AN ACRE**

**Chequers Barn, Chequers Hill, Bough Beech, Edenbridge, Kent, TN8 7PD**

**DESCRIPTION**

Developed in 2007, Chequers Barn provides highly specified office suites within a sympathetically designed two storey building set in a delightful yet strategic semi-rural location.

A total of 6 suites from 334 sq ft to 1,446 sq ft, are accessed off a central core with kitchen facilities and cloakrooms on ground and first floors. The suites are well let with a number of long-term occupiers.

The building has a passenger lift and ample parking is provided to the front and in a large car park to the rear. The building is let to a mixture of local businesses.

**LOCATION**

Chequers Barn is set in the tranquil semi-rural hamlet of Bough Beech, approximately 4 miles east of Edenbridge, 7 miles south of Sevenoaks and a similar distance to the west of Tonbridge. Junction 5 of the M25 is only 6 miles to the north.

**TENANCIES**

The property is being sold with the benefit of the existing tenancies, which are detailed overleaf.

**ACCOMMODATION (NET INTERNAL AREA)**

DEMISE	SQ FT	SQ M
Ground TOTAL	2,956	274.6
1 <sup>st</sup> TOTAL	1,607	149.3
<b>TOTAL</b>	<b>4,563</b>	<b>423.9</b>

(See full break down of areas overleaf)

**AMENITIES / OPPORTUNITY**

- Modern purpose-built offices
- Projected income of £68,943 per annum
- Two storey building providing 6 suites
- Set within 0.5 acres
- Ample parking
- Asset management opportunities

**PRICE**

Offers in the region of £875,000

**TITLE**

The property is owned freehold under Title K291862.

**RATES**

Each suite has been separately assessed for business rates. Tenants are liable for business rates for their demise.

Occupiers may benefit from Small Business Rates Relief.

**SERVICE CHARGE**

There is a service charge levied to the tenants for the upkeep of the common, structural and external elements of the building. Further details on request.

**VAT**

The building is elected for VAT and VAT will be chargeable on the terms quoted.

**TOGC**

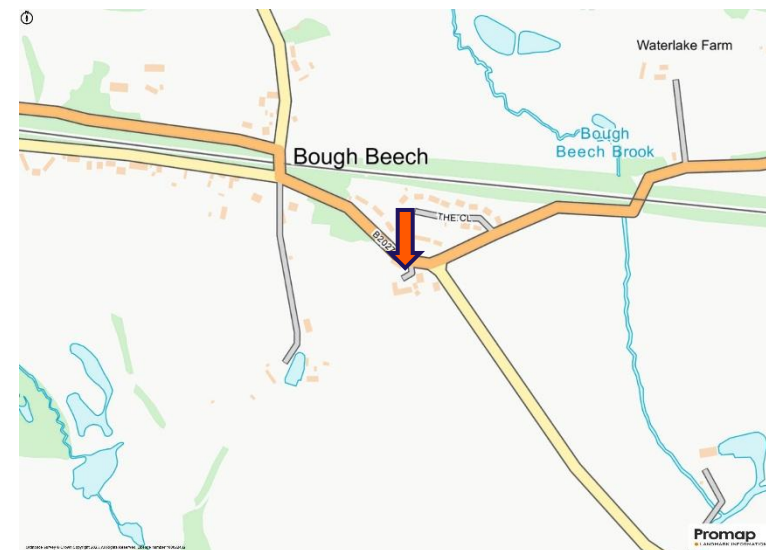
The sale can be treated as a Transfer of a Going Concern.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of B-40.



**VIEWINGS – 01732 606 100**

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## TENANCIES

DEMISE	SQ FT	SQ M	TENANT	RENT PSF	RENT PA	TERM START	BREAK DATE	LEASE EXPIRY
Ground – Office 1 / 1A	1,446	134.33	CSO Group Ltd	£12.63	£18,261	31 Oct 2025	N/A	31 Oct 2028
Ground – Office 2	1,010	93.83	Dunn AC Ltd	£15.35	£15,500	10 Jun 2021	N/A	09 Jun 2026
Ground – Office 3	425	39.48	VACANT*	£17.65 (ERV)	£7,500 (ERV)			
Ground – Kitchenette	75	6.97	N/A	N/A	N/A	N/A	N/A	N/A
1 <sup>st</sup> – Suite 5	804	74.69	Absolute Reg Ltd	£17.16	£13,800	01 Oct 2025	N/A	11 Oct 2030
1 <sup>st</sup> – Suite 6	394	36.60	Fryza Neicho Ltd**	£17.77	£7,000	16 Sep 2025	16 Sep 2026	15 Sep 2027
1 <sup>st</sup> – Suite 6A	334	31.03	Trafalgar New Homes***	£20.60	£6,882	01 Nov 2023	N/A	31 Oct 2025
1 <sup>st</sup> – Kitchenette	75	6.97	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>	<b>4,563</b>	<b>423.91</b>			<b>£68,943</b>			

\* Office 3 currently on a short term storage arrangement. To be re-let.

\*\* Fryza Neicho Ltd have given notice and will vacate as of 16 Sep 2026.

\*\*\* Trafalgar New Homes are a connected party and intend to vacate. Lease has rolling 2 month mutual break. Space on the market to let with SHW.

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## PHOTOS



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## ASSET MANAGEMENT

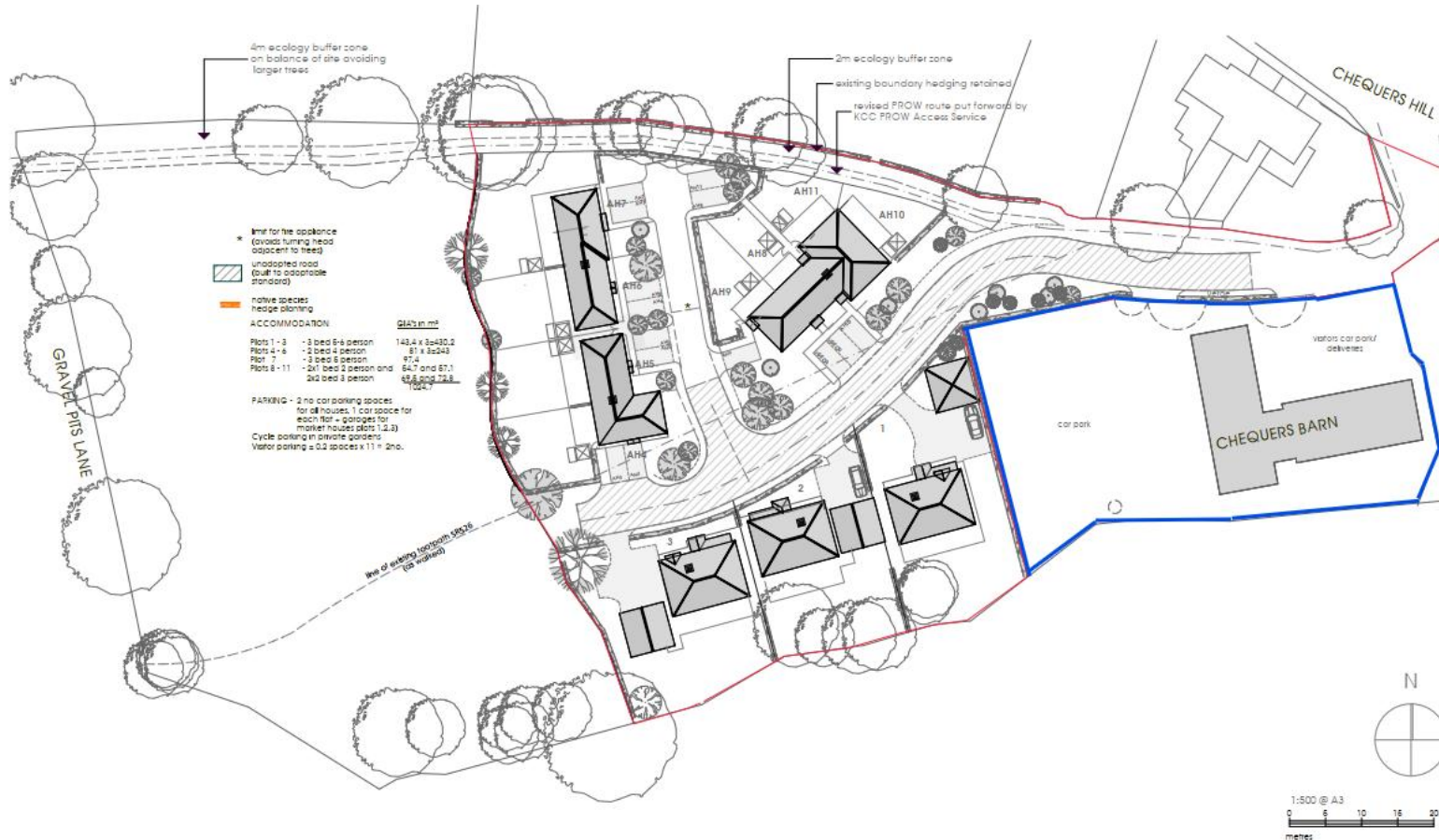
The building presents a number of asset management opportunities for a buyer.

There are a number of leases with relatively short term certain and there may be scope to re-gear leases with occupiers to secure longer terms.

A purchaser may also seek to undertake a rolling refurbishment programme as and when suites become vacant, with a view to increasing the overall rental tone of the building.

## SITE PLAN

The property and associated land are approximately as edged in **blue** below:



## DEVELOPMENT OPPORTUNITY

The building may lend itself to a future redevelopment for residential, subject to planning permission and other consents.

This could be by way of conversion of the existing building, plus an element of new build, or alternatively it could be a comprehensive new build scheme.

The property is not in the Kent Downs AONB or High Weald AONB, but both are proximate.

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