

SEAL ROAD, SEVENOAKS 2,298 SQ.FT (213.4 SQ. M) APPROX.

FREEHOLD **FOR SALE**



SHOP AND FLAT FOR SALE

SHOP LET TO ONE STOP ON 15-YEAR LEASE - 1 BED FLAT WITH VACANT POSSESSION

GUIDE PRICE £450,000

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

46 AND 46A SEAL ROAD, SEVENOAKS, TN14 5AR

FREEHOLD **FOR SALE**

LOCATION

Sevenoaks is located approximately 21 miles south east of Central London, 11 miles north of Tunbridge Wells and 14 miles west of Maidstone.

Road and rail connections are excellent with junction 5 of the M25 being approximately 2.5 miles distant.

Sevenoaks mainline station provides fast and frequent services to London, with advertised journey times from 28 minutes.

DESCRIPTION

The property is of traditional brick-built construction, under a pitched and hipped roof, and extended at ground floor level to the side and rear.

The first floor comprises a self-contained one bedroom flat, with kitchen, lounge, bedroom and bathroom and a fixed staircase into loft, which is considered suitable for extension and conversion subject to planning permission and necessary consents.

The ground and lower ground floors are let in their entirety to One Stop Stores Ltd on a full repairing and insuring lease for a term of 15 years from August 2023, subject to rent review in August 2028 and 2033 and a tenant break option in 2033.

ACCOMMODATION

Approx net internal floor area:

46 Seal Road	Use	Sq. Ft	Sq. M
Ground Floor	Retail	1,262	117.2
Ground Floor	Ancillary	432	40.1
Lower Ground	Storage	604	56.1
Total		2,298	213.4

46a Seal Road comprising a lounge, kitchen, bedroom and bathroom.

TERMS

46 - Let to One Stop Stores Limited on a new 15-year lease at a rent of £21,000 per annum.

46a - Vacant.

PRICE

Guide price £450,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C.

LEGAL COSTS

Each party to pay their own costs.

RATING

46 - Rateable value of £17,500.

46a - Council tax band B.

VAT

The property has not been elected for VAT purposes.

ANTI MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

FEATURES

- Mixed Use Investment
- Lock-Up Shop
- Let to One Stop Stores Ltd until 2038
- Shop Rent £21,000
- Subject to Reviews 2028 and 2033
- One Bed Flat With Vacant Possession
- Development Potential S.T.P.P.

VIEWING

By prior appointment with the agents:

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