



8, The Parade, Dynes Road

Kemsing

Kent TN15 6RE

Ibbett Mosely

## FOR SALE FREEHOLD OR AVAILABLE TO LET

**A SELF CONTAINED SHOP WITH A TWO BEDROOM FLAT OVER OFFERING POTENTIAL TO EXTEND AND IMPROVE HAVING PARKING TO THE REAR SITUATED AT THE END OF THE PARADE AND CLOSE TO ALL AMENITIES.  
AVAILABLE JULY 2026**

### Location

Situated in Dynes Road which is a cul de sac of mainly residential properties The Parade is a terrace of eight shops comprising a range of eateries, hair and beauty, dry cleaning and Budgens convenience store. The popular village also boasts a chemist, library, doctors surgery and primary school. Otford village with attractive shops, primary school and station is about one and three quarter miles. Sevenoaks offering a wide selection of independent and national retailers as well as a main line station is about four miles.

The M25 and M26 are both within easy reach.

### Description

A self contained shop with a flat over at the end of the parade thought to date from the mid 20<sup>th</sup> Century and now being sold on the open market for the first time in over fifty years. It has a double fronted display with a central entrance door. The flat has been improved and is considered to offer potential to extend in the current roof space as have others in the parade subject to the necessary planning.

## Measured Areas

### COMMERCIAL

SHOP : 258 Sq Ft ( 24 Sq m) REAR OFFICE : 118 Sq Ft (11.05 Sq m) KITCHEN 86 Sq Ft ( 8.05 Sq m) – well appointed with range of units and fitted appliances.

Sub Total 462 Sq Ft (43.1 Sq m)

### FIRST FLOOR RESIDENTIAL

TWO BEDROOMS, SITTING ROOM, BATHROOM AND SEPARATE WC

Sub Total 1,097 Sq Ft (101.9 Sq m)

GAS FIRED CENTRAL HEATING AND SEALED UNIT DOUBLE GLAZING

REAR COURTYARD AREA with vehicular right of way to the side serving the Parade and also giving access to a DETACHED GARAGE beyond which is a small area of GARDEN.

## Planning

The lawful use of the building is within Use Class E of the Use Classes Order.

This means that it can be used for commercial and retail purposes.

- PRICE FOR SALE
- Guide Price £425,000 for the FREEHOLD OR
- TERMS TO RENT
- £16,000 pa with a new lease period and terms to be agreed
- Rating/ EPC
- The current rateable value effective from 1<sup>st</sup> April 2026 is £11,000 EPC is Band D
- Legal Costs
- Each party to bear their own legal costs
- Viewing is by appointment only. Contact David Kessler-Smith 01732 452246 –[davidkessler-smith@ibbettmosely.co.uk](mailto:davidkessler-smith@ibbettmosely.co.uk)



#### Important Notice

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