

SHOP, FLAT & YARD WITH VACANT POSSESSION

50 London Road & 9 The Patch,
Riverhead, Sevenoaks,
Kent, TN13 2DE

FOR INVESTMENT OR DEVELOPMENT

GUIDE PRICE £950,000

FREEHOLD FOR SALE

SALISBURY & Co.

CHARTERED SURVEYORS & PROPERTY CONSULTANTS



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SITE AREA: 7,400 SQ.FT (0.17 ACRES) APPROX

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LOCATION

Situated in a prominent position on London Road at its junction with The Patch.

The area is in a mix of residential and commercial properties. Commercial occupiers in the vicinity include W.Hodges funeral directors, Malabar coffee shop, Glorious boutique and Smile dentists among others.

DESCRIPTION

Comprises a link detached two storey property understood to have been constructed in 1871.

The ground floor and rear yard have been occupied and run as a tool and machine hire depot for many years.

The upper parts comprise a fully refurbished, self-contained residential property known as "Patch Cottage". Accessed from the rear of the building Patch Cottage comprises three bedrooms, two bathrooms (one en-suite), a kitchen/breakfast room, a living/dining room and utility room.

To the rear and accessed off The Patch, is a large, mostly concreted yard of approximately 6,000 sq.ft. (0.14 acres) with a number of storage buildings.

It is considered that there is scope to develop the yard to create residential accommodation, subject to obtaining the necessary consents.

ACCOMMODATION

with approx. floor areas:

		Sq.Ft.
Shop	Retail	740
	Ancillary	394
Yard	Including Buildings	6,000
Patch Cottage	3 Bedrooms	1,230
Car Parking	Spaces for 7 cars	

FEATURES

- Lock-up Shop unit
- Refurbished Self-Contained Flat
- Rear Yard
- Development Potential STPP
- Seven Parking Spaces

RATING

EPC

50 London Road - Rateable Value £26,250.	-	Band D
9 The Patch	" "	£4,600 - Band D
Patch Cottage	- Council tax band D	- Band D

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TERMS

Unconditional offers in the region of £950,000 are invited for the entire property, with vacant possession.

VIEWING

By prior appointment with the joint sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

neil@salisburyand.co

Caxtons - Michael Lewis 01474 537733 Ext 1612

VAT

The property has not been elected for VAT purposes.

LEGAL COSTS

Each party to bear their own costs.

ANTI MONEY LAUNDERING

Anti money laundering checks will be undertaken on the successful purchasers.

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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Lime Tree Workshop, 11 Lime Tree Walk,
Sevenoaks, Kent, TN13 1YH



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