

High Street, Edenbridge

£10,000 pa

Grade II Listed commercial investment, currently used as a mortgage brokers, business unaffected. Comprises large office with bay window, a segregated meeting room, kitchenette and cloakroom. The property has a prominent high street shop front, and is a centrally located property.

01732 866150

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Available as an investment or as an owner occupier

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The property is available as an investment or as an owner occupier. The building is currently used as a mortgage brokerage.

- A1 commercial unit, running as a successful business
- A1 Use Class: Shop or Retail
- Commercial property
- Lock-up shop
- Heart of Historic High Street
- Approximately 452 sq.ft
- Good frontage
- Prominent position
- Potential for change of use STNPC

The Shop

61 High Street encompasses approx. 452 sq. ft with a separate small storage area, kitchen and separate WC. The shop currently houses a mortgage broker and could be let at £825 per calendar month. Business unaffected and available with vacant possession.

The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 just amends the General Permitted Development Order 1995. So that movement between the A Use Class Orders is allowed for up to 2 years without the need for planning permission. All purchasers must satisfy themselves that their intended use is permitted.

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

Location

Edenbridge has two mainline railways. Edenbridge Town Station is on the London to Uckfield line. London Bridge only takes 44 minutes with no changes. London Victoria Train Station in 50 minutes with one change at East Croydon.

Edenbridge Station is situated on the line between Tonbridge and Redhill. London Victoria is 50 minutes away and London Bridge is 45 minutes.

M25, Junction 6 is only 10 miles and gives access west to the M23, M3, M4 or east to the M26, M20

Reading is easily accessible from Redhill opening the West Country and the West of England.

Gatwick Airport is only 35 minutes by train or car and is less than 18 miles away making it easy and convenient to get away.

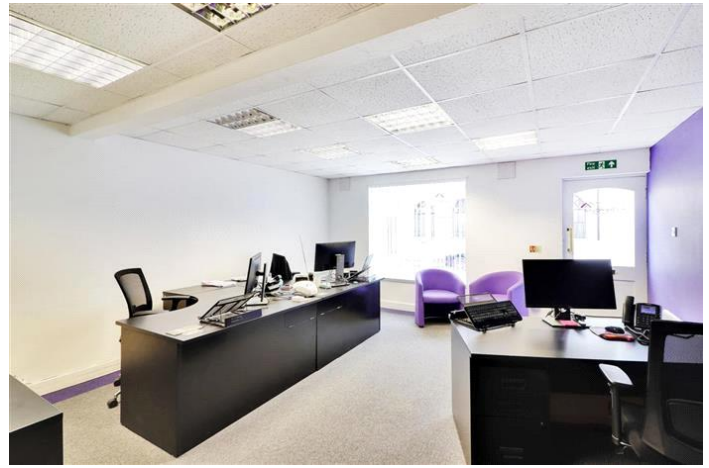
Local towns offering good shopping facilities would be Tunbridge Wells, Oxted or Sevenoaks all around 25 minutes or less. There is an abundance of good schools either public or state, please do feel free to contact LeGrys regarding further information.

Edenbridge has a hospital and an A&E unit with in the town, a police station, doctor's surgery and dentist.

There is a good selection of amenities, restaurants, supermarket, banks and other stores for day to day living.

Viewing

Please contact our Edenbridge Office on 01732 866150 if you wish to arrange a viewing appointment for this property or require further information.



Estate and Land Agents

Disclaimer

LeGrys Havelock Estates Ltd endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions. However, these are intended as a guide only and purchasers must satisfy themselves by personal inspection.

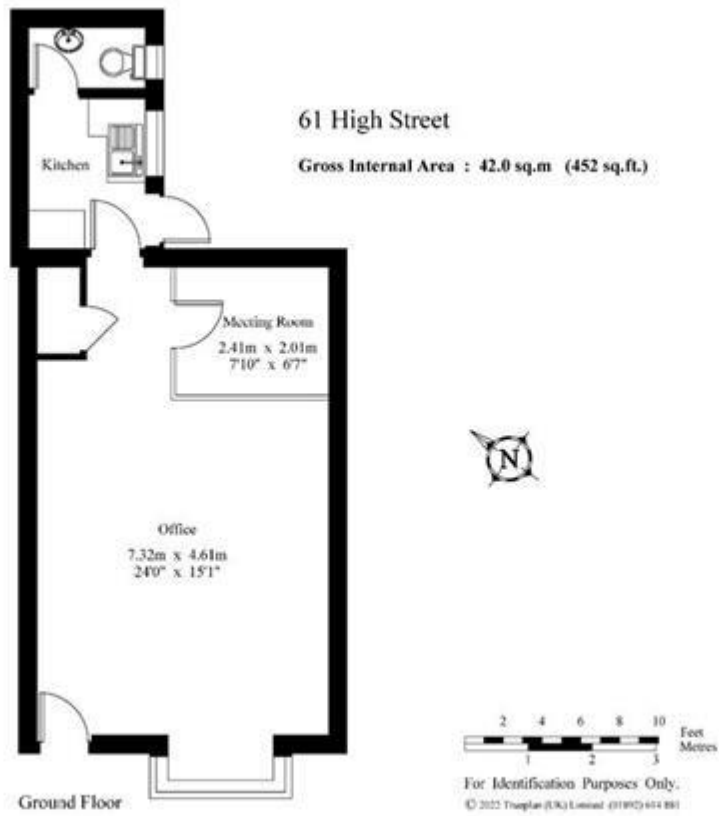
General Information

Services: Mains Water, Electricity, Gas & Drainage

Local Authority: Sevenoaks District Council

Business Rates: TBC

Tenure: Leasehold



Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.