

RETAIL INVESTMENT FOR SALE

SHEFFORDS
CHARTERED SURVEYORS
EST. 1887

NEW POND HOUSE 6A/6B HIGH STREET OTFORD KENT TN14 5PQ
GUIDE PRICE £300,000

01732 450860



THE PROPERTY

A ground floor retail shop presently in use as an estate agent having an open plan sales area with a partitioned storage/kitchen to the rear with a WC. There is a small rear yard but no external access beyond the yard. The shop also benefits from a first floor currently laid out for ancillary office use with a self-contained entrance directly off the High Street.

The shop and first floor were refurbished by the tenant in 2018 to include LED lighting, new kitchens, cloakrooms and A/C.

Otford is a popular village location just to the north of Sevenoaks town centre. The High Street is mostly made up of local traders. The nearby Pilgrims Way draws a significant number of tourists/visitors to the village.

FREEHOLD INTEREST

Future development potential by separation of the first floor self contained space on vacant possession

NEW LEASE

Renewed FRI lease to local estate agent for 10 years from 29th October 2021 at £14,000 p.a. subject to rent review and tenant break option mid-term

GREAT POSITION

In Otford village High Street prominently located opposite the Duck Pond

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The freehold interest is For sale
subject to the existing BUSINESS
lease for a Guide Price of £300,000
SUBJECT TO CONTRACT.

We are informed that the property
is not registered for VAT and VAT is
not payable on rent.



Accommodation:

Ground Floor: Sales Area – 35.21 m2 , Ancillary Kitchen/WC – 6.87 m2

First Floor: Office Area – 18.58 m2, Ancillary Kitchen – 2.79 m2,

Store – 2.6 m2, Separate WC

Viewing by appointment only

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Ask for David Kingston

Important Note:

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