# RETAIL INVESTMENT FOR SALE



NEW POND HOUSE 6A/6B HIGH STREET OTFORD KENT TN14 5PQ

**GUIDE PRICE £300,000** 

01732 450860



## INTEREST

**FREEHOLD** 

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 29<sup>th</sup> October 2021 at £14,000 p.a. subject to rent review and tenant break option mid-term

### 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.

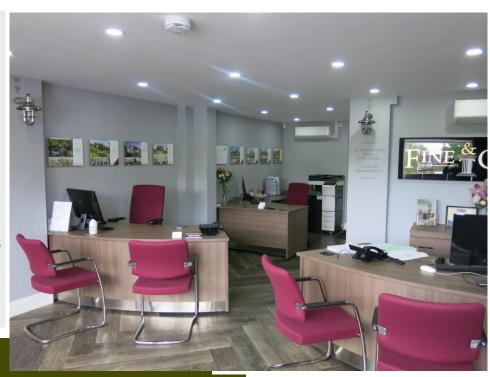
# GREAT POSITION

In Otford village High Street prominently located opposite the Duck Pond

#### NEW POND HOUSE 6A/6B HIGH STREET OTFORD KENT TN14 5PQ

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:**

<u>Ground Floor:</u> 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

01732 450860

office@sheffords.co.uk

**Ask for David Kingston** 

#### Important Note:

Property Misdescriptions Act: SHEFFORDS CHARTERED SURVEYORS for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. (iii) No person in the employment of SHEFFORDS CHARTERED SURVEYORS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary. (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



London House 77 High Street Sevenoaks TN13 1LD t: 01732 450860 85 High Street Tunbridge Wells TN1 1XP t: 01892 335860 w: sheffords.co.uk e: office@sheffords.co.uk