

SEVENOAKS, KENT - INVESTMENT



TOWN CENTRE, COMMERCIAL INVESTMENT OPPORTUNITY

1, & 2-3 DORSET STREET, SEVENOAKS, KENT, TN13 1LL

GUIDE PRICE £350,000

INVESTMENT FOR SALE



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

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Situated on the northern side of the semi-pedestrianised Dorset Street, in the heart of the town centre. Occupiers/retailers in the vicinity include Hamptons International, Sevenoaks Travel, Toni & Guy and Giggling Squid.

DESCRIPTION

Comprises the ground floor and basement of this attractive Grade II listed town centre building.

INVESTMENT OPPORTUNITY

Sevenoaks is a highly attractive and thriving market town, located approximately 21 miles south east of Central London. Vacancy rates in the town are extremely low, giving the purchaser the opportunity to let the units on their own terms.

ACCOMMODATION

With approximate floor areas:

Floor	Use	Sq ft	Sq m
1 Dorset Street	Ground Floor	507	47.2
2-3 Dorset Street	Ground Floor	300	27.9
	Basement	182	16.9

TENANCIES

1 Dorset Street: Let to Chic et Tralala Ltd for a term of 5 years from August 2023 at a rent of £17,000 per annum.

2-3 Dorset Street: Let to TJ's E Cigarettes Ltd on a tenancy at will at a rent of £13,500 per annum.

TENURE

The property is held on a 999 year lease from September 2016 at a peppercorn rent.

LEGAL COSTS

Each party to bear their own costs.

VAT

We are advised that the property has not been elected for VAT purposes.

GUIDE PRICE

£350,000.

EPC

1 Dorset Street - C
2-3 Dorset Street - D

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents at the relevant time.

INVESTMENT FOR SALE

INVESTMENT OPPORTUNITY

Town Centre Investment
Current Income £30,500 pax
Asset Management Opportunity
Virtual Freehold

VIEWING

By prior appointment with the sole agents:

Salisbury & Co

Neil Salisbury

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Sevenoaks

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