



Estate and Land Agents

High Street, Edenbridge

Offers Over £325,000 Freehold

DEVELOPMENT POTENTIAL – consisting of two ground floor A1 use retail units, currently let on a standard 5-year IR lease and first floor, which is currently vacant and is believed to have the potential to change the use, subject to necessary planning consents
The property is available with no chain

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The property is available with no onward chain. The building is currently part let.

- Class E commercial unit
- Shop, Retail, Financial Services
- Possible to convert to alternative use
- Commercial property
- Lock-up shops and uppers
- Heart of Historic High Street
- Good frontage
- Prominent position
- Potential for change of use stnpc
- No onward chain

The Shops

The high street shops are approximately 200 sq ft and 500 sq ft with a separate small storage area.

The shops are currently let.

The uppers are vacant and it is believed planning may be granted for a change of use from E to C3 residential, subject to the necessary consents.

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.

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 if you wish to arrange a viewing appointment for this property or require further information.

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: Freehold

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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.