

SEVENOAKS 4,179 SQ.FT (388.27 SQ M) APPROX



FORMER BANK PREMISES - TO LET

83 HIGH STREET, SEVENOAKS

£85,000 PER ANNUM EXCLUSIVE

LEASEHOLD **TO LET**



SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Sevenoaks is an affluent and popular market town, located approximately 21 miles south east of central London. Road and rail connections are excellent, with junction 5 of the M25 being only a few miles distant. Sevenoaks mainline station provides fast and frequent services to central London, with advertised journey times from 26 minutes (London Bridge). The premises are prominently situated on the High Street, close to all town centre services including the public car parks and Bligh's Meadow Shopping Centre. Nearby occupiers include The White Company, Mint Velvet, Oliver Bonas, Boots, Clarendon Fine Art, Space NK and Hotel Chocolat.

DESCRIPTION

Comprises a highly attractive, non-listed, three-storey plus basement, former banking premises, believed to have been built in 1928 in the Jacobean style. The main entrance is on the southern side of the building with the main frontage to the High Street. The ground floor is predominantly open plan. There is a further entrance (DDA compliant) on the western elevation and a passenger lift serves the first floor and basement. The first floor has been heavily partitioned to provide a number of meeting rooms and private offices and the second floor provides staff WCs and kitchen. The basement comprises numerous strong rooms and storage areas. The premises are considered suitable for various uses including, but not limited to offices, medical, educational, restaurant & cafe. Other uses such as wine bar or public house will require a change of use.

ACCOMMODATION

Approx net internal floor area:	Sq. Ft	Sq. M
Ground Floor	1,379	128.11
First Floor	1,340	124.50
Second Floor	614	57.05
Basement	846	78.60
Total	4,179	388.27

TERMS

New effective and fully repairing and insuring lease available for a term to be agreed.

RENT

£85,000 per annum exclusive.

RATING

Rateable value of £62,000.

LEGAL COSTS

Each party to pay their own costs.

VAT

The property has not been elected for VAT purposes.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To follow.

ANTI MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenant(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

FEATURES

- Prominent Town Centre Location
- Highly Attractive Building
- Three Storeys, Plus Basement
- Passenger Lift
- Flexible Accommodation
- Suitable for a Variety of Uses
- Gross Frontage to High Street - 50 ft
- Return Frontage - 37 ft

VIEWING

By prior appointment with the sole agents:

Neil Salisbury

neil@salisburyand.co

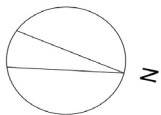
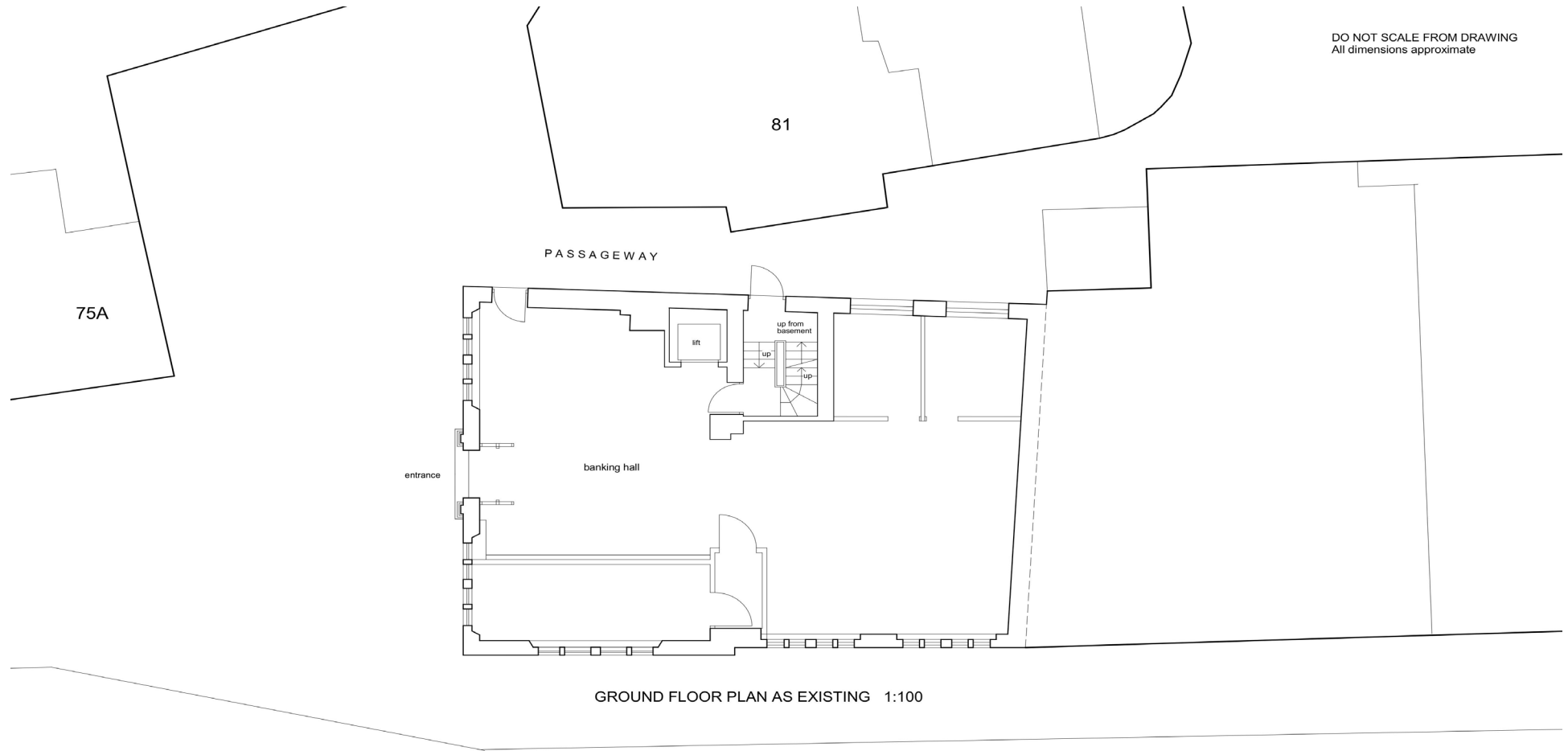
Annie Salisbury

annie@salisburyand.co

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LIME TREE WORK SHOP, 11 LIME TREE WALK,
SEVENOAKS, KENT, TN13 1YH



Plans based on record plans provided by JDF Properties Ltd and OS mapping

THIS DRAWING 1:100 SCALE Printed as A3 Size Sheet

0 5 10m

Revisions :

BRIAN SMITH R.I.B.A.
Chartered Architect

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Client :

Scale : 1:100@A3

Date : Mar 2025

Drawn :

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Drawing title :
GROUND FLOOR PLAN
AS EXISTING

Job title :

83 High Street, Sevenoaks

610

SK 1



