

**NO VAT**



# INVESTMENT

**OFFICE INVESTMENT – 1,664 SQ FT (154.6 SQ M)**

**Unit 3, East Point, High Street, Seal, Sevenoaks, Kent, TN15 0EG**

**ADJACENT UNIT 4 (VACANT) ALSO AVAILABLE**

**DESCRIPTION**

East Point is a purpose-built office scheme constructed in the late 1980's. Each unit is held on a 999 year lease from 1991 and benefits from a share of the management company.

Unit 3 comprises the ground and lower ground floors of the mid-terrace unit.

The unit is allocated 6 parking spaces in the rear car park.

**LOCATION**

Seal is located approximately 2.5 miles east of Sevenoaks, on the A25. Road and rail connection are good, with Junction 5 of the M25 being approximately 4 miles to the west and the M26/M20 Junction is 5.5 miles east.

Sevenoaks Station provides direct services as follows:

London Bridge: From 21 mins  
London Charing Cross: From 31 mins  
Tunbridge Wells: From 18 mins

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	843	78.3
Lower Ground Floor	821	76.3
<b>TOTAL</b>	<b>1,664</b>	<b>154.6</b>

**LEASE TERMS**

The property is let for a term from 1st July 2025 to 30th June 2028.

The rent of £28,642.50 per annum equates to £17.21 per sq ft.

Further detail on the lease provided overleaf.

**THE TENANT**

Details of the tenant entity and covenant are available upon request.

**PROPOSAL**

The property is offered for sale seeking Offers In the Region Of £275,000

This equates to a Net Initial Yield of 9.75%, assuming standard purchaser's costs of 6.75% and a low capital value of £165 per sq ft.

**DATA ROOM**

To view the data room click [HERE](#).

**VAT**

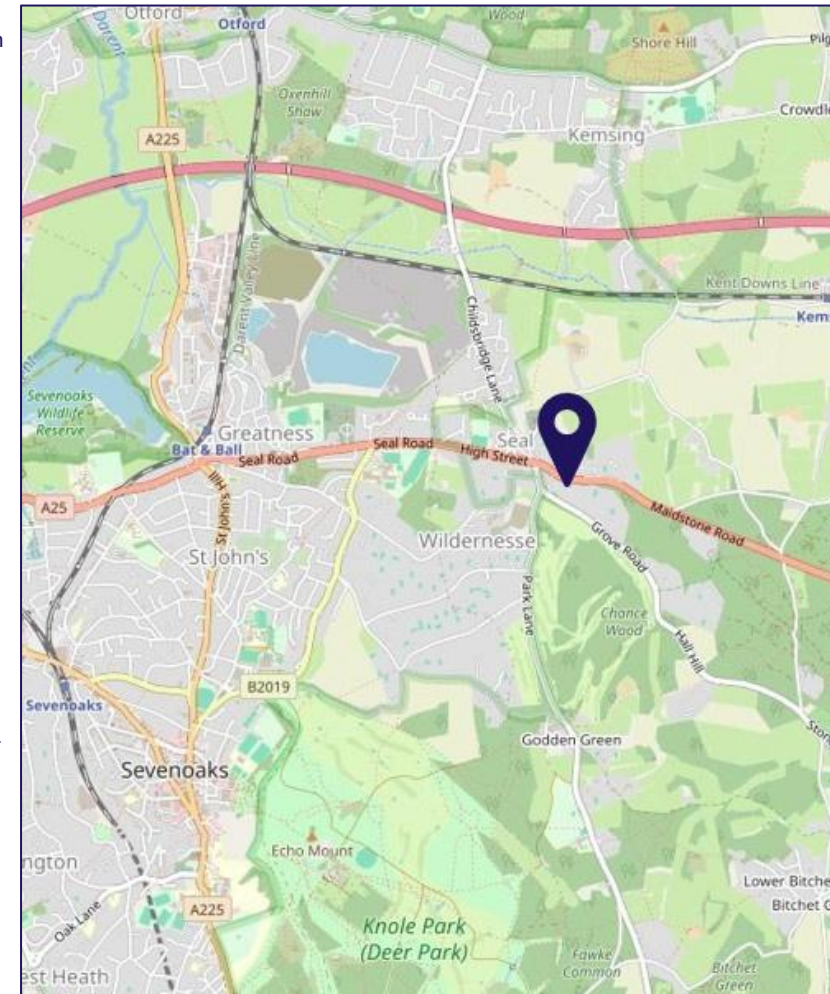
The property is not elected for VAT.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

Unit 3 has an EPC: C rating.

**VIEWINGS – 020 3763 7575**

Thomas Tarn

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**JOINT AGENT: Salisbury & Co - 01732 463 205 | [neil@salisburyand.co](mailto:neil@salisburyand.co)**



SHW Property



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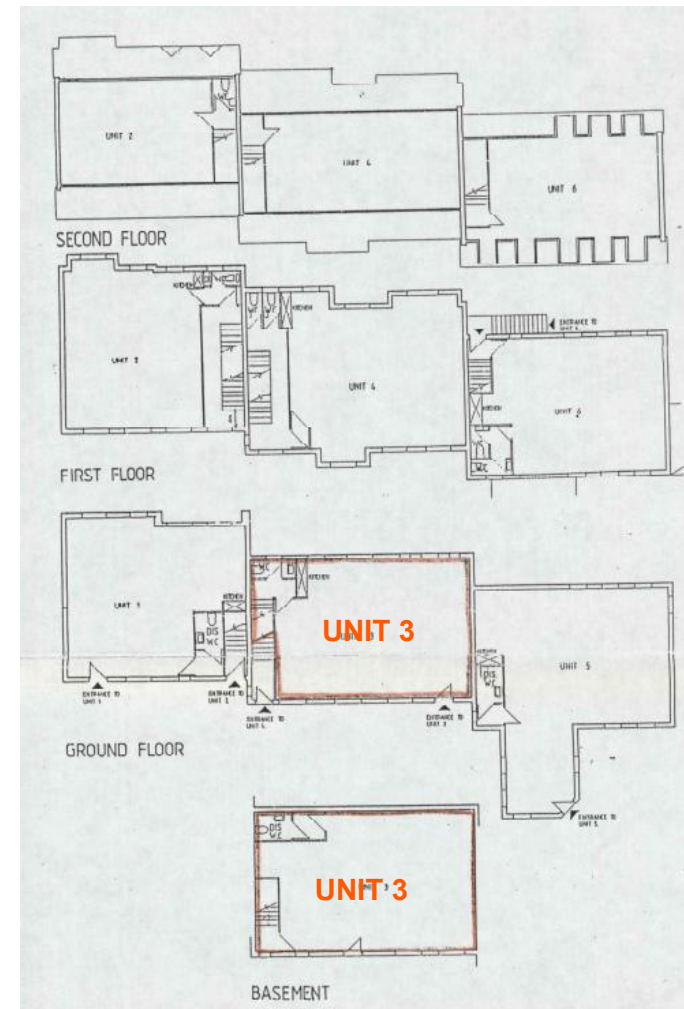
**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

## LEASE TERMS

HEADING	TERM
Demise	Unit 3, East Point, High Street, Seal, Sevenoaks
Tenant	<i>Information available on request</i>
Guarantors	Private individuals
Lease Term	3 years
1954 Landlord & Tenant Act	TBC
Start Date	1 <sup>st</sup> July 2025
End Date	20 <sup>th</sup> June 2028
Break Options	N/A
Annual Rent	£28,642.50, paid quarterly in advance
Rent Commencement	Rent commencement date 1 <sup>st</sup> July 2025
Rent Review	N/A
Service Charge	Recharged to the Tenant
Business Rates	Tenant pays all rates and taxes
Buildings Insurance	Recharged to the Tenant as an Insurance Rent
Utilities	Tenant pays all costs relating to electricity, gas, water, sewage and telecoms.

## FLOOR PLANS



## VIEWINGS – 020 3763 7575

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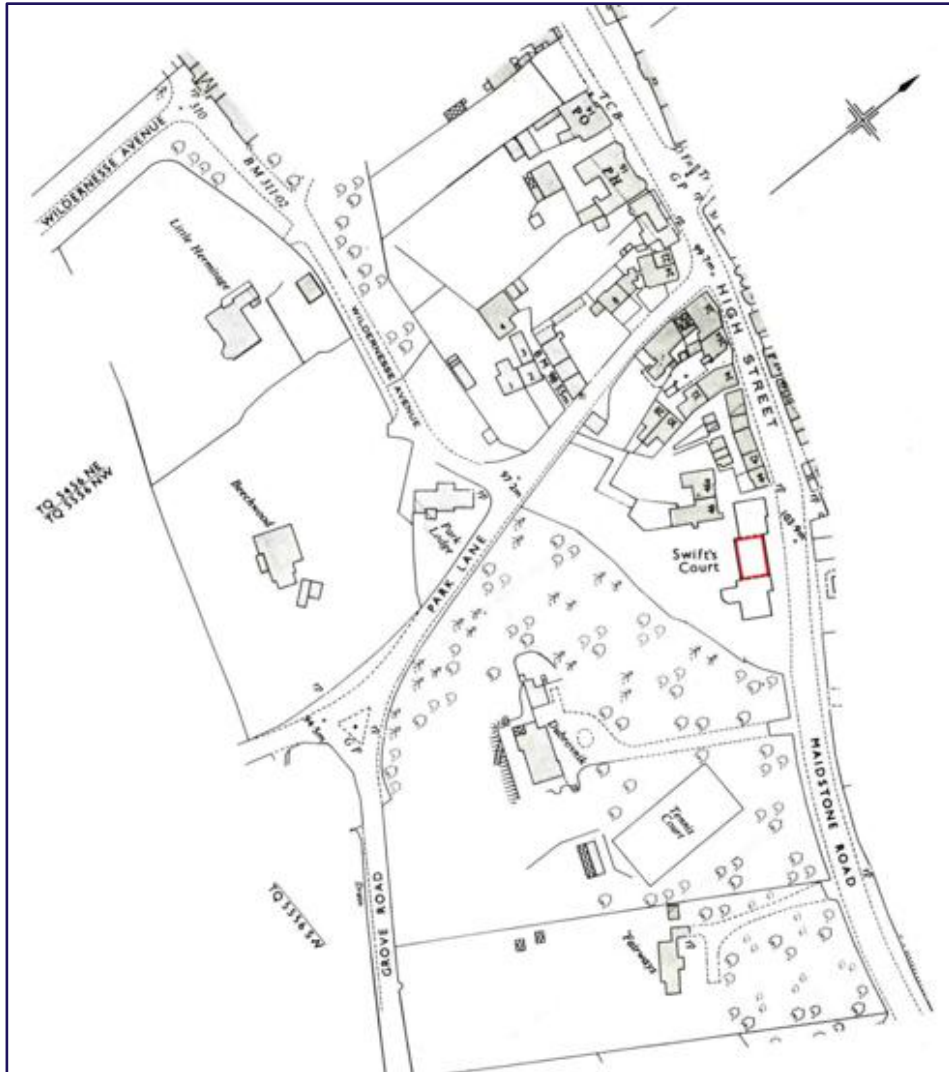
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TITLE PLAN - K713560



GALLERY



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