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KARRISON
PROPERTY



FOR SALE

**FREEHOLD CLASS E PROPERTY – 522 SQ FT (48.49 SQ M)
21 HIGH STREET, WESTERHAM TN16 1RA**

DESCRIPTION

The property comprises a period two storey retail unit with a vaulted ceiling to the first floor room, and a ground floor sales area with a double fronted window display. The shop also benefits from a small lean-to area to the rear, together with a cloakroom. Steps provide access to a rear garden extending to approximately 30ft x 12ft.

LOCATION

The property is situated on the busy High Street (A25) in the centre of the historic and affluent town of Westerham. Other nearby retailers include the Co-op, Hospice in the Weald, Nationwide Building Society & Costa Coffee. The town is also home to a number of established lifestyle businesses, as well as an array of highly acclaimed restaurants.

Westerham is home to many established businesses including Blagden Specialty Chemicals and Aqualisa.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor – Sales Area	192	17.84
Ground Floor – Rear Store	53	4.92
Ground Floor – Lean-to Store	73	6.78
First Floor – Sales Area	204	18.95
TOTAL	522	48.49

TENURE

The interest in the property is freehold, held under Title Number, K263412.

SUMMARY

- Freehold Class E property
- Prominent location on Westerham High Street
- The area is typified by independent retailers but others include Co-op and Costa Coffee
- Benefits from rear garden area

PRICE

£180,000 for the freehold interest with vacant possession.

RATES

The property has a Rateable Value of £7,800. An occupier may benefit from 100% small business rates relief.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of E.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

VIEWINGS – 020 8662 2700

Matt Morris

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e: mmorris@shw.co.uk

James Clement

t: 07961 231286

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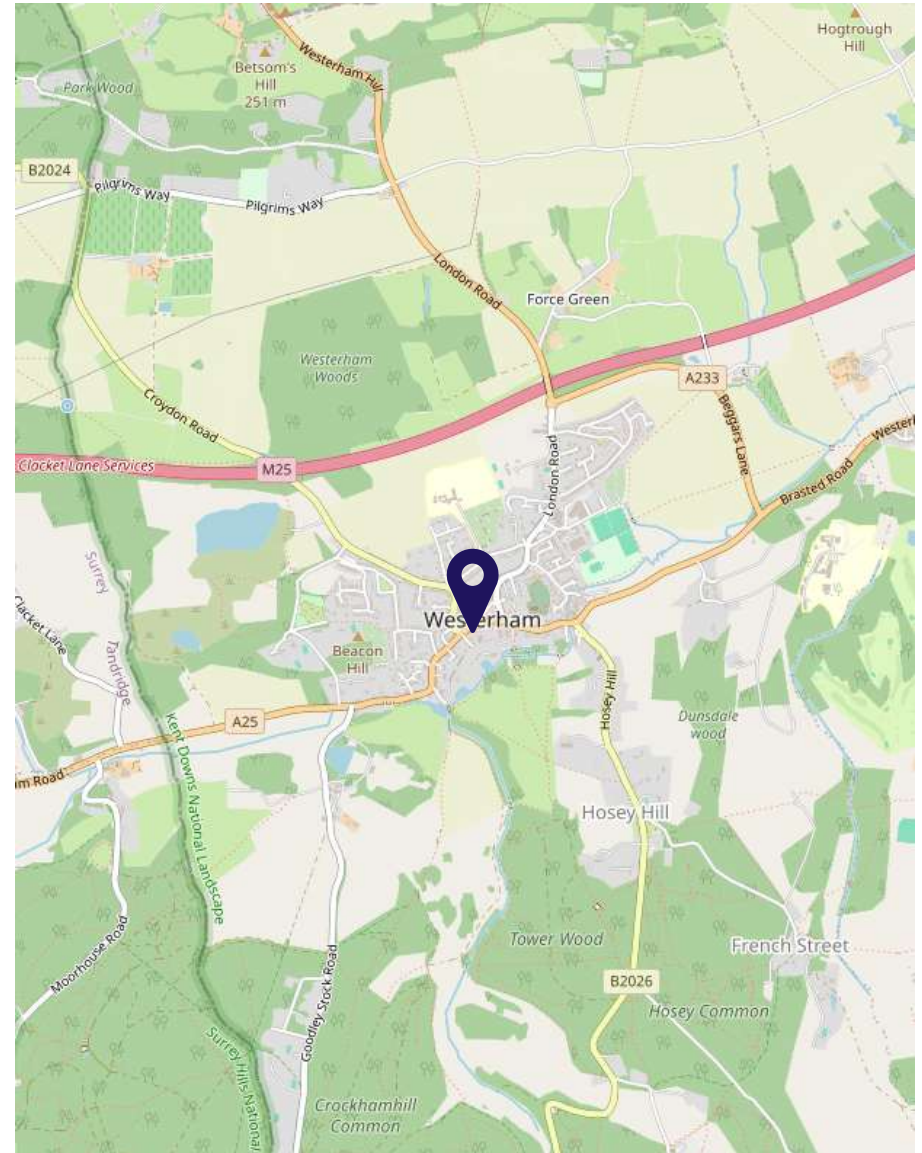


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