



8 The Parade
Dynes Road, Kemsing
Kent, TN15 6RE

Ibbett Mosely

SELF CONTAINED SHOP AND 2 BEDROOM FLAT LOCATED CLOSE TO AMENITIES AVAILABLE TO LET.

Location

The property is situated on Dynes Road within the village of Kemsing.

Other occupiers on The Parade include: Sandalls Hair and Beauty; Post Office; and a Premier convenience store.

Description

Comprises a traditional self-contained shop and flat typical of the mid-20th Century.

The shop has a traditional double fronted display and central entrance door. The retail space is arranged on the ground floor, with a small back office and ground floor kitchen. The upper floor is accessed by an internal staircase to the rear.

Features

The shop has not been refurbished to enable an incoming tenant to fit out to their specification.

The flat is in good, used condition. Incentives are available to facilitate re-decoration.

Measured Areas

The property measures as follows:

Commercial

Shop: 258 Sq Ft (24m²)

Rear office: 118 Sq Ft (11.05m²)

Kitchen: 86 Sq Ft (8.05 m²)

Sub Total: 462 Sq Ft (43.1m²) Approx

Residential

Flat: 635 Sq Ft (59m²)

Total: 1,097 Sq Ft (101.9m²) Approx

NB: The kitchen is shared by the shop and flat.

Planning and alterations

The building has current use rights for purposes of A1 within the Use Classes Order.

This means that it can be used for amongst others a general shop, hairdressers, sandwich bar, or café.

Other uses outside the A1 category described above, may require planning consent.

For further discussion on this please contact our associated planning specialists, Howard Sharp and Partners, telephone 0207 222 4402 or 01732 456888.

EPC

Available on request. Band D.

Rating

The commercial element of the property recorded on the 2010 Rating List as £3,750

Council Tax

Applicants should enquire with the Local Authority.

Rent

£15,500 per annum exclusive.

Term

A new lease is available. Terms negotiable.

VAT

The property is not understood to be elected for VAT.

Legal costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment through the Vendor's agents.

Will Kauffman

020 7222 4402 / 07799 148 740
will@ibbettmosely.co.uk

Geraldine Higgins

01959 522 164
geraldinehiggins@ibbettmosely.co.uk

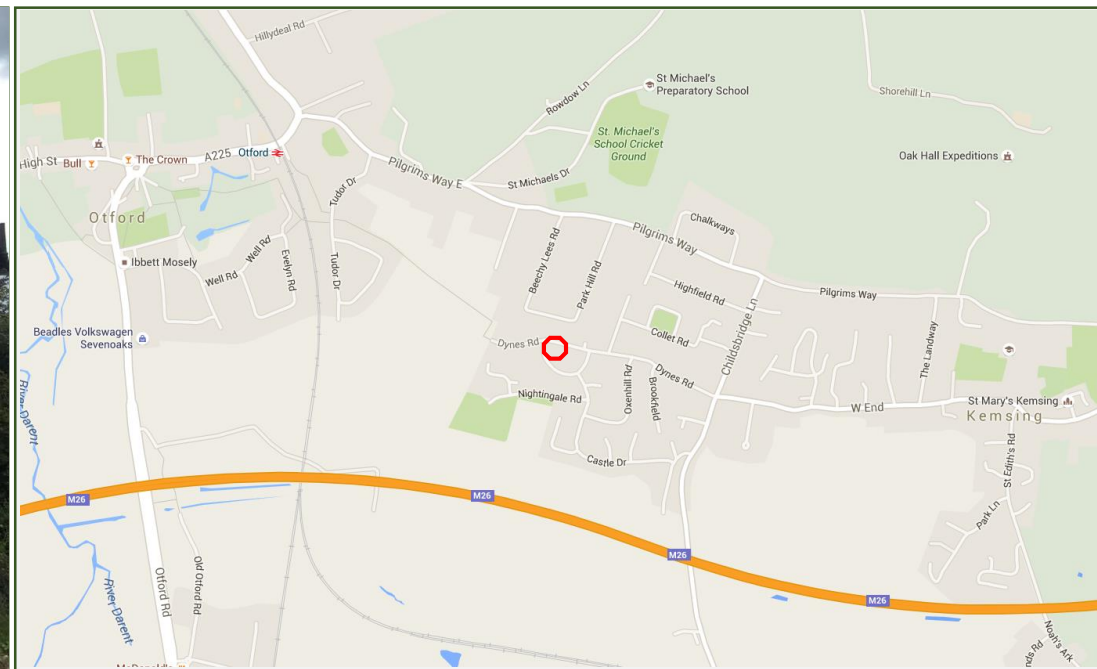


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Sevenoaks Office
 t 01732 456 888
www.ibbettmosely.co.uk

Westminster Office
 t 020 7222 4402

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