



**DANGERFIELD
PROPERTY**

FREEHOLD TOWN CENTRE SHOP & UPPER PARTS

128 HIGH STREET, SEVENOAKS, KENT TN13 1XA



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property, Plantagenet House, 4 Plantagenet Road, New Barnet, Herts, EN5 5JQ

Tel: 020 8886 7449 Email: jeremy@dangerfieldproperty.co.uk

Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

Location:

The property is located in the centre of the affluent town of Sevenoaks and occupies a highly prominent position on the western side of High Street, immediately opposite Brewery Lane and the entrance to Bligh's Meadow Shopping Centre. Other multiple retailers nearby include Paperchase, White Stuff, Oliver Bonas, Mint Velvet, Crew Clothing and Phase Eight.

Description:

The property comprises a Grade II listed, mid-parade building arranged over ground and two upper floors. The ground floor comprises a large, well fitted retail unit, with ancillary staff and storage areas to the rear. The upper parts have a self-contained rear access and comprise two floors of unrefurbished residential accommodation (most recently used for storage). There are 2/3 car parking spaces at the rear.

Floor Areas:

All floor areas are approximate only:-

Ground floor

Gross Frontage	17'1	(5.2 m)
Internal Width	15'4	(4.7 m)
Built Depth	96'4	(29.4 m)
Ground floor sales	1,366 sqft	(126.95 m ²)
First floor	645 sqft	(59.9 m ²)
Second floor	593 sqft	(55.1 m ²)

Tenure:

Freehold with full vacant possession.

Price:

£795,000 subject to contract.

Alternatively:

A new full repairing and insuring lease will be granted for a term by arrangement subject to periodic upward only rent reviews at a rent of £55,000 per annum exclusive

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Rateable value:

We understand the property has a rateable value of £32,500. Interested parties are advised to make their own enquiries to www.voa.gov.uk

Energy Performance Certificate (EPC):

To be provided.

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property
Contact: Jeremy Dangerfield
020 8886 7449
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jeremy@dangerfieldproperty.co.uk