

SEAL, SEVENOAKS 1,454 SQ. FT (135.1 SQ. M) APPROX.

PRICED
TO SELL

£215,000



SUITABLE FOR OWNER OCCUPATION OR INVESTMENT

MODERN OFFICE SUITE - WITH PARKING

4 EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG

ADJACENT INVESTMENT ALSO AVAILABLE

FOR SALE OR TO LET



SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Seal is located approximately 2.5 miles east of Sevenoaks, on the A25. Road and rail connections 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 mainline station provides fast and frequent services to Central London and the Kent Coast.

DESCRIPTION

Comprises a self-contained suite of offices on the first and second floors, within a small development believed to have been constructed in the late 1980's.

ACCOMMODATION

Self-contained suite of offices, with surface mounted lighting, carpeting and fitted kitchen. Includes six allocated parking spaces.

The first floor has been partitioned to provide an open-plan area, two private offices / meeting rooms and a kitchenette. The second floor is fully open-plan.

ACCOMMODATION

Approx floor areas:	Sq. Ft	Sq. M
First Floor	874	81.2
Second Floor	580	53.9
TOTAL	1,454	135.1

PARKING FOR 6 CARS

TERMS

999 year lease from 1991 for an offer in excess of £215,000.

PRICE

Offers in region of £215,000

RENT

New leases to be agreed directly from the Landlord, for term to be agreed at £25,000 per annum.

RATING

Rateable value:	£25,250
UBR 2026/27	43.2p/£
Estimated rates payable:	£10,908

VAT

The property has *not been* elected for VAT purposes.

SERVICE CHARGE

Details available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC - D

LEGAL COSTS

Each party to pay their own costs.

FOR SALE OR TO LET

FEATURES

- Self-Contained Suite
- 6 Parking Spaces
- No VAT
- Low Capital Rate of £148 psf
- Virtual Freehold
- Adjacent Investment Available

VIEWING

By prior appointment with the joint sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

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