

SEAL, SEVENOAKS 1,664 SQ. FT (154.6 SQ. M) APPROX.



FOR SALE OR TO LET



OFFICE INVESTMENT ON THE A25, SEAL

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

ADJACENT OFFICE ALSO AVAILABLE

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 purpose built, self-contained office suite, which forms part of a larger development of seven purpose-built offices constructed in the late 1980's.

The property is of traditional construction, with a mix of brick and tile hung facades under a tiled pitched roof with projecting bays and dormer windows.

ACCOMMODATION

Approx net internal floor area:	Sq. Ft	Sq. M
Lower Ground floor	821	76.3
First floor	843	78.3
Total	1,664	154.6

With 6 parking spaces.

LEASE/TENANCY

The premises are let to accountants, Lee Dicketts, on an effectively full repairing and insuring lease expiring in June 2028 at a rent of £28,642.50.

TERMS

The property is held on a 999 years lease from 1991 and benefits from a share of the management company.

RATING

Rateable Value	£27,500
UBR 2026/27	43.2p/£
Estimated rates payable	£11,800

SERVICE CHARGE

Details available upon request.

PRICE

Offers in the region of £235,000.

A purchase at the guide price would show a gross initial yield of 12.19% and a low capital rate of £141 psf.

VAT

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band - C

LEGAL COSTS

Each party to pay their own costs.

MONEY LAUNDERING REGULATIONS

In order to comply with the Money Laundering Regulations 2007, prospective purchasers will be required to provide proof of identity and funding.

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FEATURES

- Initial Yield of 12.19%
- Low Capital Rate of £141 psf
- Prominent Location
- Office Investment
- 6 Parking Spaces
- Flexible Accommodation
- Adjacent Office Available

VIEWING

By prior appointment with the joint sole agents:

Salisbury & Co. 01732 463 205

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