

REVISED TERMS  
NOW PART  
PRE-LET



# HIGH STREET SEVENOAKS KENT



**MIXED USE TOWN CENTRE BUILDING  
WITH CONSENT FOR  
RESIDENTIAL CONVERSION  
5,302 SQ FT (492.57 SQ M)  
FREEHOLD FOR SALE**

Part pre-Let to a Top 75 Law Firm for 10 years with  
an indexation rent review at the end of the fifth year







# HIGH STREET SEVENOAKS

SEVENOAKS SCHOOL

KNOLE PARK

WAITROSE

BLIGH'S MEADOW

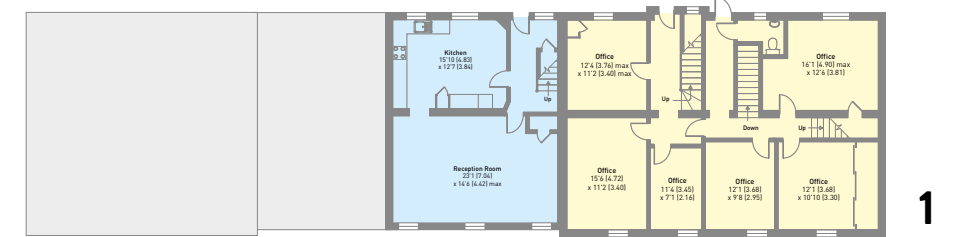
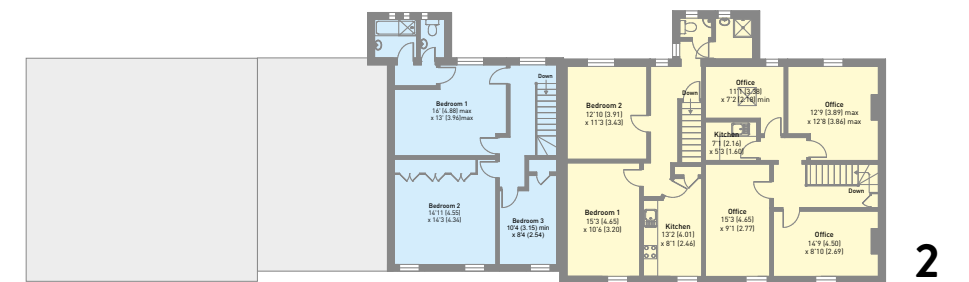
MARKS & SPENCER

The property currently provides two ground floor retail units and a mixture of office and residential accommodation on the first and second floors of 138-140 High Street whilst the upper floors of 142a comprise a three bedroom maisonette above a ground floor retail unit currently occupied by Oxfam. Planning consent has recently been granted to convert the upper floors to six one bedroom apartments.

The ground floor and upper floors of 142-148 are sold off on long leases.

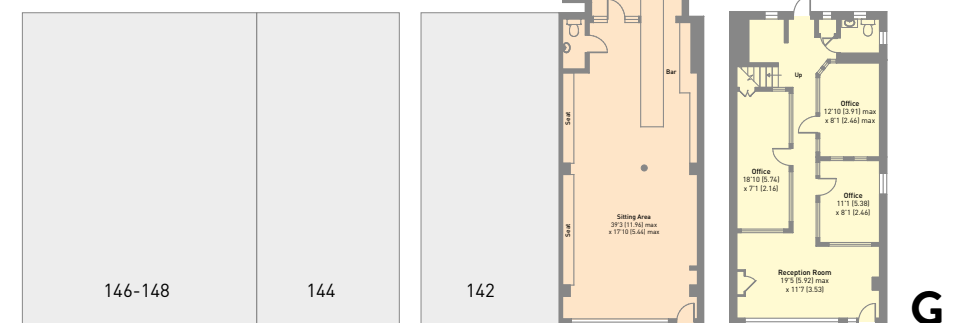
At the rear of the property there is a car park comprising up to 20 spaces which is shared with a new residential development.

[CLICK HERE TO SEE ACCOMMODATION SCHEDULE](#)



- 138-140 High Street
- 140 High Street (Retail)
- 142A High Street (Maisonette)

Click on Plan to enlarge



HIGH STREET







# PROMINENTLY LOCATED AT THE NORTH END OF THE HIGH STREET, OPPOSITE THE POPULAR BLIGH'S MEADOW SHOPPING AREA



Sevenoaks is an affluent market town benefiting from fast rail links into London Bridge, Waterloo East, Charing Cross, Cannon Street and Blackfriars in under 25 minutes, easy accessibility to Junction 5 of the M25/A21 and a range of well-regarded local schools. The property is centrally and prominently located on the High Street benefiting from a range of town centre amenities including car parks, shops, banks, post office and leisure centre. Nearby occupiers include Marks and Spencer, Waitrose, Pizza Express and Wagamama.

**PRICE** - Offers in excess of **£1.7 million**.

Viewing by arrangement with the joint sole agents

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## VAT

VAT will be payable on the purchase price.

## EPC

Available upon request.



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These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information supplied by others. You should verify these particulars on your visit to the property and these particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error on these particulars or any other information given. All costs plus VAT where applicable. Subject to Contract. September 2020.

# HIGH STREET SEVENOAKS

## ACCOMMODATION SCHEDULE

Address	Unit / Use	Area (sq ft)	Tenant	Lease	Rent (pax)
138 High Street	Ground / Retail (Solicitor's Office)	682	Taylor Rose (t/a MW Solicitors)	A new 10-year lease will be granted from day of completion with a 5-year rent review based upon RPI with a cap and collar (1-3%),	£35,000
138-140 High Street	Uppers Floors / Residential	2,142	Vacant	-	-
140 High Street	Ground / Café	1,143 (611 Zone A)	Mount Davis Ltd (t/a Life on High)	Expires 22/09/2029 incorporating Tenant break 22/09/2022	£35,000
142a High Street	1st & 2nd Residential	1,335	Private Individual	Assured Tenancy expiring 03/072018. Tenant holding over. Rolling Tenant break (3 months' notice)	£13,050
142-148 High Street	Ground / Retail	-	Various	Expires 19/09/3011	£450
144-148 High Street	Upper Floors / Residential	-	Unknown	Expires 19/09/2212	Peppercorn
Rear Development	4 x Mews Houses	-	McCulloch Homes Ltd	Expires 10/11/2141	£800 Doubles every 15 years

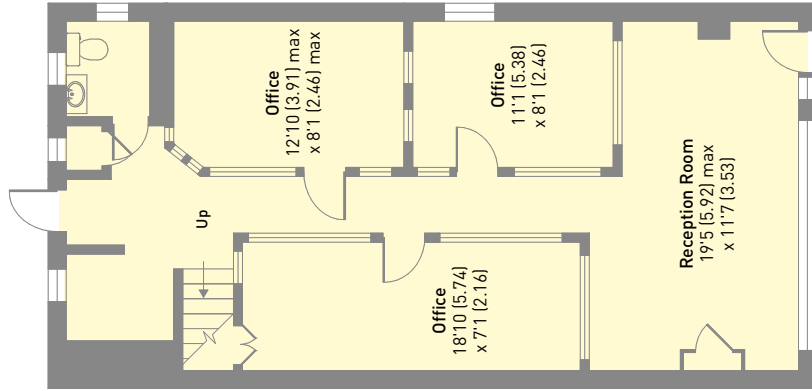
### TENANCY

Taylor Rose TTKW Limited following its acquisition of McMillan Williams Solicitors Limited is now a top 75 law firm. The combined firm now represents revenues of over £45 million with 32 offices nationwide covering Cumbria to Sussex with headquarters in Peterborough and London. They specialise in a range of services to both personal and business customers alike and amongst the top conveyancing firms in the country.

[RETURN TO BROCHURE](#)

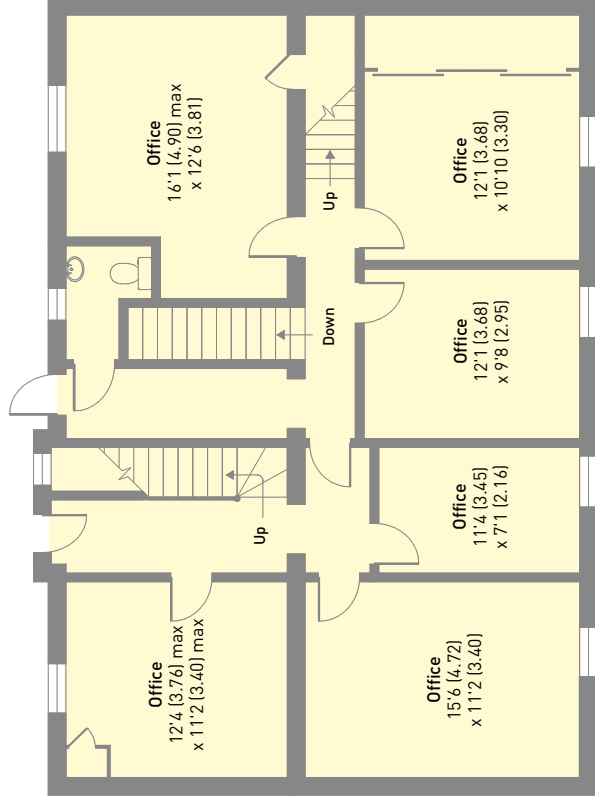
# HIGH STREET SEVENOAKS

## 138 & 140 HIGH STREET

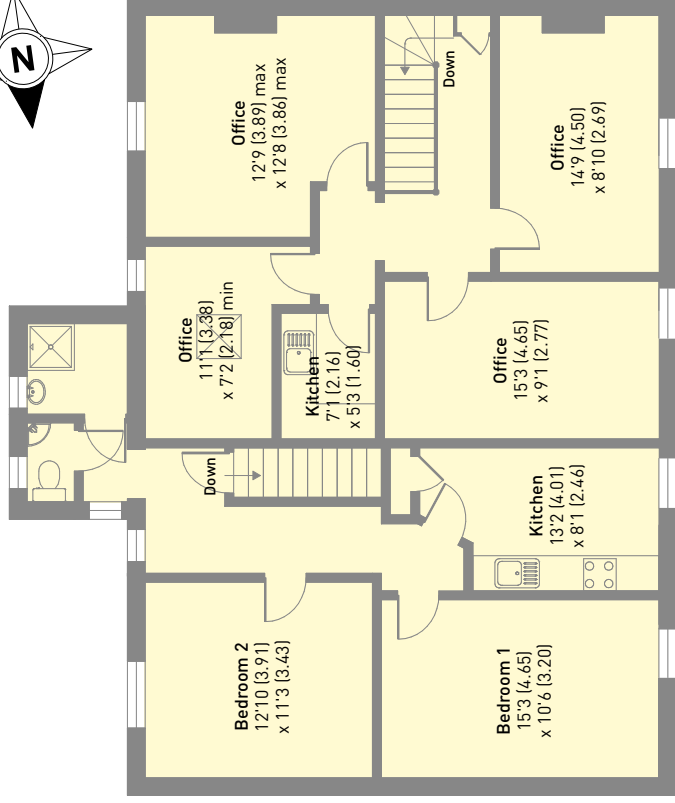
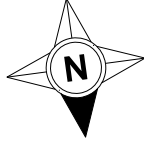


HIGH STREET FRONTAGE

**G**



**1**



**2**

**NOT TO SCALE** Areas and dimensions shown as an indication only.

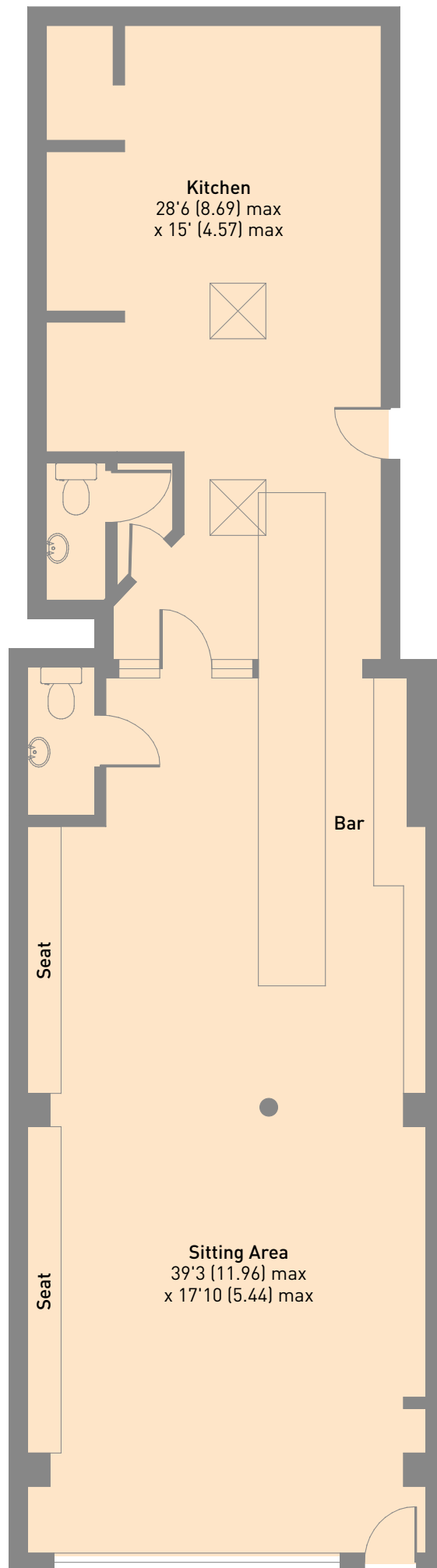
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# HIGH STREET SEVENOAKS

## 140 HIGH STREET (RETAIL)

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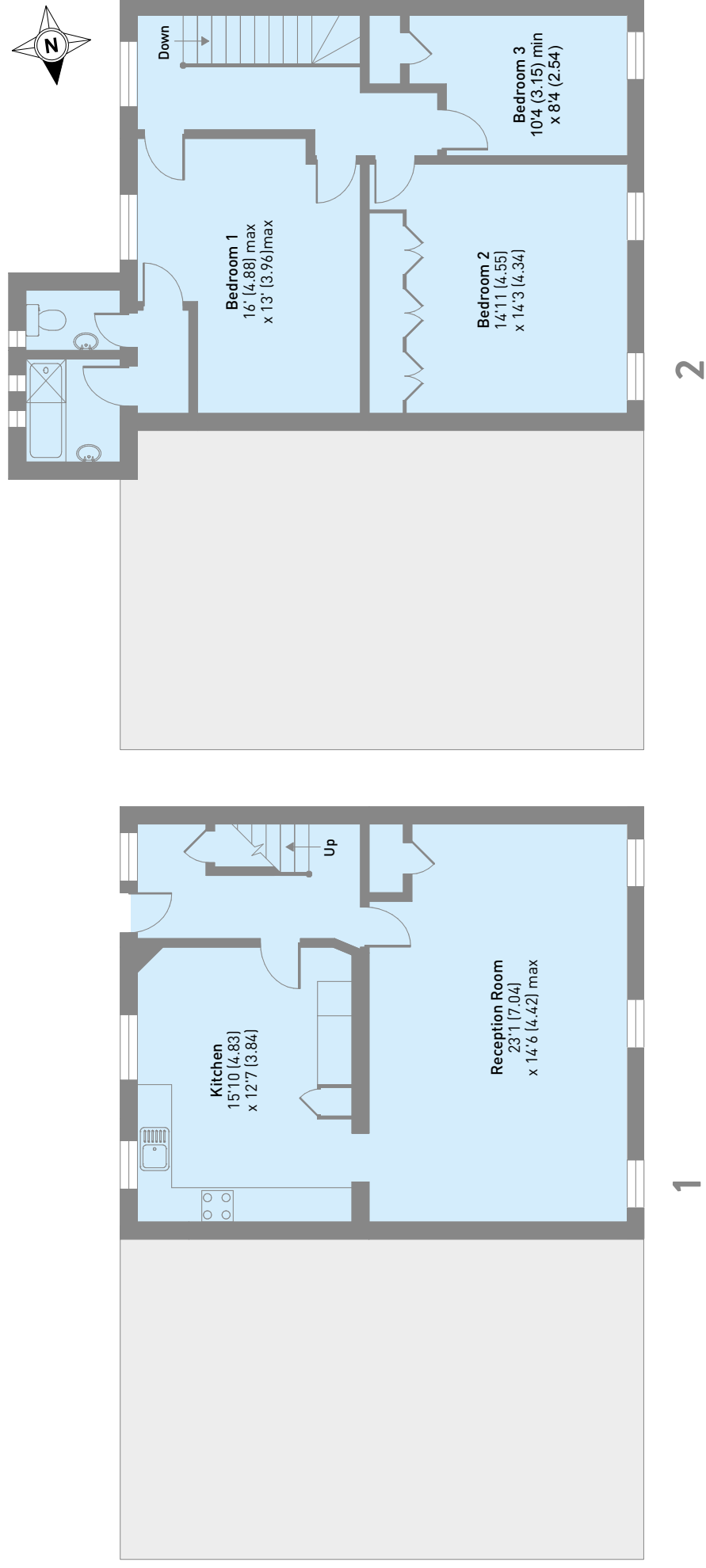
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HIGH STREET FRONTAGE

# HIGH STREET SEVENOAKS

## 142A HIGH STREET (MAISONNETTE)



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