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Lake House • Four Elms Road • Four Elms • Edenbridge • Kent • TN8 6NL
Period Property - For Sale/To Let – 1050sq ft (97.55sq m)



chartered surveyors
and property consultants

COMMERCIAL

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Disclaimer: - See Description

Details amended: - 11/05/10



Total - 1050 sq ft (97.54 sq m)
(Loft approx. 215 sq ft (20 sq m) – ladder access

Planning Consent

A planning consent for conversion to residential had been approved, but has subsequently lapsed, the application has been re-submitted. Further details and plans are available on request.

Tenure

Freehold or Leasehold (terms on application).

Price/Rent

Freehold offers in the region of **£215,000**.
Guide Rent - **£9,000 pax**

Non-Domestic Rates

The Rateable Value is £3850. – No rates will be payable until April 2011. We would ask that interested parties verify this information direct with Sevenoaks District Council – 01732 227 000.

Disclaimer

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Subject to contract, accounts, references and funding details. – 4/5/2011



Location

Four Elms is an attractive Kent village situated on the intersection of the B269 and B2027, approximately 2 miles north-east of Edenbridge, 5 miles south of Westerham, 7 miles south-west of Sevenoaks, and 9 miles west of Tonbridge.

There therefore is easy access to the M25 at Junction 5 (east) Sevenoaks, or Junction 6 (west) Godstone. Gatwick airport is approximately 10 miles to the west.

Situation

This property is prominently situated in the centre of the village, overlooking a lake, which is on the opposite of the road. The village pub is approximately ¼ mile along B2027 (Tonbridge). The property is in a terrace of predominately residential properties.

Description

Lake House is a period property over two storeys, dating back to the early 19th century.

The current use is as an interior furnishing showroom with ancillary offices. The property would also be ideally suited as an office (subject to obtaining the necessary planning consents)

The property does benefit from a planning consent to convert to residential use, and there are plans showing 2 bedroom accommodation, with an additional useful loft area (with potential to create further accommodation).

Broadly, the existing accommodation provides two open plan areas, over ground and first floors, with a latter single storey extension to the rear, providing a further open plan area. There are WC's on each floor, together with a kitchenette on the 1st floor.

Accommodation

Ground – Retail / Showroom – 410 sq ft (38.09 sq m)
Office – 235 sq ft (21.83 sq m)
First – Showroom / Office – 405 sq ft (37.62 sq m)