



chartered surveyors
and property consultants

Unit 10 • 160-166 Main Road • Biggin Hill • Kent TN16 3BA
Freehold Retail Investment

Location

The premises front the A233 Main Road in the centre of Biggin Hill, which supports a mixture of multiple and local retailers serving a population of approx. 17,000 residents plus outlying areas. The parade is close to Waitrose, banks, multiples, public car parking and many independent retailers.

Description

The property is part of a single storey parade of modern lock up shop units with direct frontage to Main Road and forecourt parking. A public car park can be accessed via a service road to the side of Natwest Bank. NOTE: The forecourt has previously been used for display purposes.

Accommodation

The unit provides a rectangular open plan shop with large glazed frontage and entrance door.

Floor Area

The net internal floor area is approx. 753 sq ft (70 sq m)

Business Rates

Enquiries of the VOA Website indicate that the property is assessed for rates AS "Shop and Premises" with a Rateable Value of £9,600 / UBR 2014 / 2015 is 48.2 pence in the £. Interested parties are strongly advised to verify this information with the Local rating Authority.

Occupational Lease

The property is let on a lease to D A Broadhurst and L J McGuane on a full repairing lease for a term of 5 years from 15 December 2014 at £15,000 per annum. The tenant's repairing liability is limited to a Schedule of Condition.

Guide Price

£175,000 plus VAT, subject to the lease producing an annual income of £15,000.

Viewing

Strictly by appointment through agents Durlings: - 01892 552500.
Contact Rupert Farrant – rupert@durlings.co.uk

Subject to contract and proof of funding.

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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