



chartered surveyors
and property consultants



Wealden Villas • 31a High Street • Edenbridge • Kent TN8 5AD

Café / Take Away Investment & Development Opportunity - For Sale

Location

Edenbridge is located approximately 10 miles to the west of Tonbridge and approximately 8 miles north of East Grinstead. Access to the A22, via Lingfield, is approximately 5 miles to the west, and the A25 (Westerham), 5 miles to the north, which provides access to the A21 and M25 a further 3 miles to the east.

Edenbridge Town railway station is less than 0.2 miles distant, to the north of the property.

The subject property is centrally located in Edenbridge's High Street, which is the town's principal thoroughfare. Other occupiers include Costa, Tesco Express, Costcutters, and Paydens Chemists

Description

The property comprises a single storey premises with A1, A3 & A5 use – retail, restaurant and take away. There is planning consent for a two storey extension to create a self-contained 2 bedroom flat – planning reference - SE/17/03061/FUL Full details are available on request.

Floor Area

1022 sq ft (94.9 sq m) – These floor areas have been taken from the Valuation Office Agency's website – Prospective purchasers are advised to clarify these areas directly on site.

Tenure

Freehold – subject to the occupational lease.

Occupational Lease Terms

Lease – 18/01/2017 through to 17/01/2036

Current Rent - £12,000 per annum, exclusive of all other outgoings.

Permitted Use – A1/A3/A5

Rent Reviews – 18/01/2021; 18/01/2026; 18/01/2031

Repairs – Tenant to keep the building in good repair and condition.

Building Insurance – Landlord to insure and recover from the tenant.

Alienation – The tenant has the ability to assign or underlet, the whole premises, only.

A copy of the lease is available on request.

Price

Offers are sought in excess of **£250,000**.

Viewing Arrangements

Strictly by appointment through the sole agent's office:-

Durlings – 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED
01892 552500 – office@durlings.co.uk

Important Note:

Disclaimer

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.

Proof of funding is required.



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COMMERCIAL

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