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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**STATION ROAD
EDENBRIDGE
KENT TN8 5NB**

**SELF CONTAINED TWO STOREY RETAIL/
SHOWROOM WITH POTENTIAL FOR RESIDENTIAL
REDEVELOPMENT**

**FREEHOLD FOR SALE OR TO LET
(Business not affected)**

Location:

The property is situated at the northern end of Edenbridge opposite the Leisure/Sports Centre, fronting on to Station Road.

Edenbridge Town mainline Railway Station is just a short walk from the property.

Sat Nav: TN8 5NB.

Energy Performance Certificate
Non-Domestic Building

HM Government

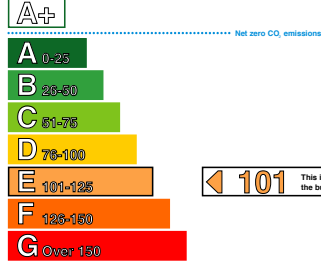
Wales Civic Centre, Cardiff
Statutory Address: Cardiff
DX 110
CF10 1AA
01666

Certificate Reference Number:
0670-0739-4649-6497-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 70
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 171.73

Benchmarks

Buildings similar to this one could have ratings as follows:
42 If newly built
55 If typical of the existing stock

Energy Performance Certificate:
Full information available upon request.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.lettingbusinesspremises.co.uk

www.gpcommercial.co.uk

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

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Description/Accommodation:

The property comprises a two storey detached building with on site car parking together with single storey workshop/storage accommodation.

Currently the accommodation is used for retail sales over both ground and first floors with the following approximate gross internal areas:

THE APPROXIMATE GROSS INTERNAL AREAS ARE AS FOLLOWS

Ground Floor Retail/Sales	102.70 sq m	1105 sq ft
First Floor Retail/Sales	102.70 sq m	1105 sq ft
Ground Floor Workshop/storage	75.50 sq m	813 sq ft
Total	280.90 sq m	3024 sq ft

Planning:

Currently the property operates as a Home Interiors Business and Planning Classification Class E applies. In our view the property would suit a variety of uses and in addition is considered to have potential, subject to planning, for residential use.

Terms:

The Freehold interest with vacant possession is available for sale and offers are sought in the region of £700,000, plus VAT (if applicable), Subject to Contract. Alternatively the property is available to rent on a full repairing and insuring lease at a rent of £40,000 per annum, plus VAT (if applicable).

Legal costs:

Each party to be responsible for their own legal costs.

Business Rates:

According to the Government website the Rateable Value is £13,250 The UBR for 2020/21 is 49.9p in the £.

Viewing:

Strictly by appointment with Sole Agents Gildersleve & Payne

Tel: 01883 723888

Contact Nick Payne MRICS Email gnickp@gpcommercial.co.uk
or David Sutton BA (Hons) Email davids@gpcommercial.co.uk