

Sevenoaks

123 High Street

Kent

TN13 1UP

- **Attractive Freehold Shop and Residential Ground Rent Investment**
 - Comprises a shop and two flats (sold off)
 - Town centre location
 - Occupiers close by include Poundland (opposite), Boots and WH Smith
 - Shop Reversion 2021
 - Current Rent Reserved
- £28,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Sevenoaks is an affluent commuter town, with a resident population of some 24,500, located approximately 24 miles south-east of Central London. The town benefits from its proximity to the M25 and M26 motorways, the A21 dual carriageway and regular rail services to London's Charing Cross Station.

This attractive corner property is situated within a conservation area on the west side of High Street (A225), at its junction with Brewery Lane. Occupiers close by include Poundland (opposite), British Heart Foundation (adjacent), Fat Face, Boots, Caff  Nero, White Stuff, WH Smith, Paperchase, Tesco Express, Nando's and Wagamama, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with two flats above which have been sold off on long leases.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

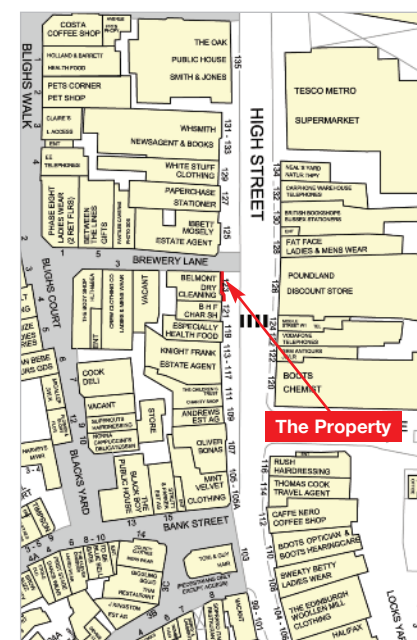
Energy Performance Certificate

Shop EPC Rating 66 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
123	EM Fahri (t/a Belmont Dry Cleaners)	Gross Frontage 5.35 m Net Frontage 4.40 m Shop Depth 10.50 m Built Depth 12.65 m Ground Floor 50.55 sq m (544 sq ft)	10 years from 18.02.2011 Rent review at the fifth year plus lessee's break clause FR & I by way of service charge	£27,500 p.a.	Reversion 2021
Flat A	Individual(s)	First Floor Flat	125 years from 24.06.2014	£250 p.a.	Reviewed annually in line with CPI
Flat B	Individual(s)	Second Floor Flat	125 years from 24.06.2014	£250 p.a.	Reviewed annually in line with CPI

NB. Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £28,000 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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