

Sevenoaks

107 High Street

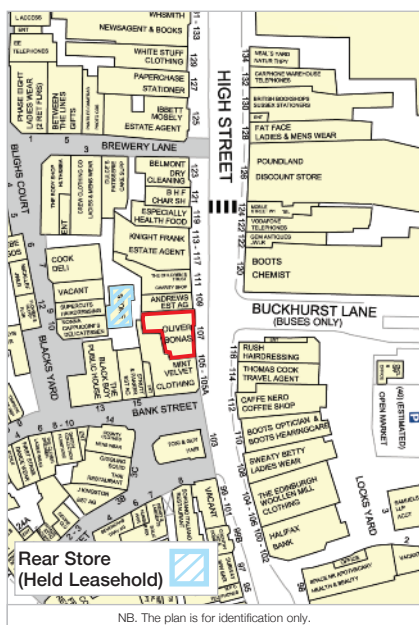
Kent

TN13 1UP

- **Freehold Shop and Residential Investment**
- Well located in affluent market town
- Shop let to Oliver Bonas Limited until 2028 (1)
- Includes self-contained three bedroom flat
- Shop and flat refurbishment completed April 2018
- Close to Poundland, Boots and Vodafone
- Opposite Buckhurst Lane bus stops and car park
- Shop Rent Review 2023
- Total Current Gross Rents Reserved

£81,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

In addition, there is a rear store held Leasehold for a term of 150 years (less 7 days) from 25th December 2000 at a peppercorn ground rent.

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 (32 minutes) and London Bridge (22 minutes). Gatwick Airport is 18 miles to the south-west.

The property is well located on the west side of High Street, towards its junction with Bank Street in the heart of the town centre. There are bus stops and a public car park accessible via Buckhurst Lane opposite. Sevenoaks Rail Station is some 920 metres to the north-west of the property.

Occupiers close by include Poundland, Boots, Vodafone, Tesco Metro, Caffè Nero and M&Co, amongst many others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor shop with a separate rear storage/amenity building and a self-contained three bedroom flat above the shop which is accessed from the front. The basement is accessible via a trapdoor. The property underwent refurbishment that was completed in April 2018.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Flat – EPC Rating 82 Band B (Copy available on website).

Shop – EPC Rating 76 Band D (Copy available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Oliver Bonas Limited (2)	Gross Frontage	10.10 m	(33' 2")	10 years from 04.05.2018 Rent review every fifth year Tenant break option 03.05.2023 (1) FR & I	£65,000 p.a.	Rent Review 2023
		Built Depth	12.65 m	(41' 6")			
		Basement	40.5 sq m	(436 sq ft)			
		Ground Floor	98.75 sq m	(1,063 sq ft)			
		Rear Store	38 sq m	(409 sq ft)			
First Floor	Individual	First Floor Flat – 3 Rooms, Kitchen/Living Room, Bathroom			12 month Assured Shorthold Tenancy from 10.09.2018	£16,500 p.a.	Reversion 2019

(2) Oliver Bonas has grown to over 70 stores across the UK (www.oliverbonas.com 20.02.2019).

For the year ended 31st December 2017, Oliver Bonas Limited reported a turnover of £61,101,375, a pre-tax profit of £4,178,404, shareholders' funds of £6,198,048 and a net worth of £5,829,477. (Source: Experian 20.02.2019.)

Total £81,500 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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