



FOR SALE Total NIA approx. 285.70 m² (3075 sq. ft)
FREEHOLD INVESTMENT – Detached Office + Residential Building
COBTREE HOUSE, OLDBURY LANE IGHTHAM, SEVENOAKS, KENT, TN15 9DA

est. 1828
bracketts

EXECUTIVE SUMMARY

- FREEHOLD PART INVESTMENT / PART VP SALE
- GROUND FLOOR VACANT
- UPPER FLOOR INCOME PRODUCING
- PROMINEANT ROADSIDE LOCATION
- CLOSE TO M20 / M26 MOTORWAYS
- CAR PARKING

Subject to contract and proof of funds

LOCATION

Ightham Village is located approximately 6 miles east of Sevenoaks and 7 miles north of Tonbridge. Local rail connections can be accessed via Borough Green and Wrotham Station approx. 1.1 miles east. The station provides regular connections to Central London.

Borough Green also provides a good selection of national retail outlets including Co-op Foodstores, Costa Coffee, Lloyds Pharmacy, a Freehouse and a Sainsbury's local amongst others.

The M20/M26 is approximately 3 miles from the property.

DESCRIPTION

The part investment comprises detached property presently used as offices at ground floor, with a self-contained two-bedroom flat at first floor.

The property, which was once the "Cobtree Pub" holds a prominent position with immediate access to the A25 Ightham bypass.

Externally there is parking at either end of the property and a small rear yard area. In addition, there is further parking held within the title, on the other side of Oldbury Lane.

MEASUREMENTS

Ground floor - 173.7 sq. m. (1,870 sq. ft)

Comprising, offices, storerooms, kitchen & WC

First floor - 112 Sq m (1,200 sq. ft)

Comprising of two bedrooms, lounge, kitchen and two bathrooms.

Total NIA approx. 285.70 m2 (3,075 sq. ft)

Externally the building benefits from car parking.

All areas are approximate and interested parties are advised to verify all measurements themselves.

TENURE

The freehold of the building to be sold, with the benefit of the occupational leases.

TENANT INFORMATION

The upper floor is let on an monthly rolling AST BC at a rental of £ 1000.00 pax.

GUIDE PRICE

Available on request.

VAT

We are informed VAT will be levied.

PLANNING

We are led to believe that planning for the ground floor was granted in 2013 for Class of BI but we understand the property now benefits from Class E use.

Interested parties are advised to check their proposed use of the ground is lawful with the LPA direct.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicates the Rateable Values for the property are listed as 'Offices and Premises' - £38,250.

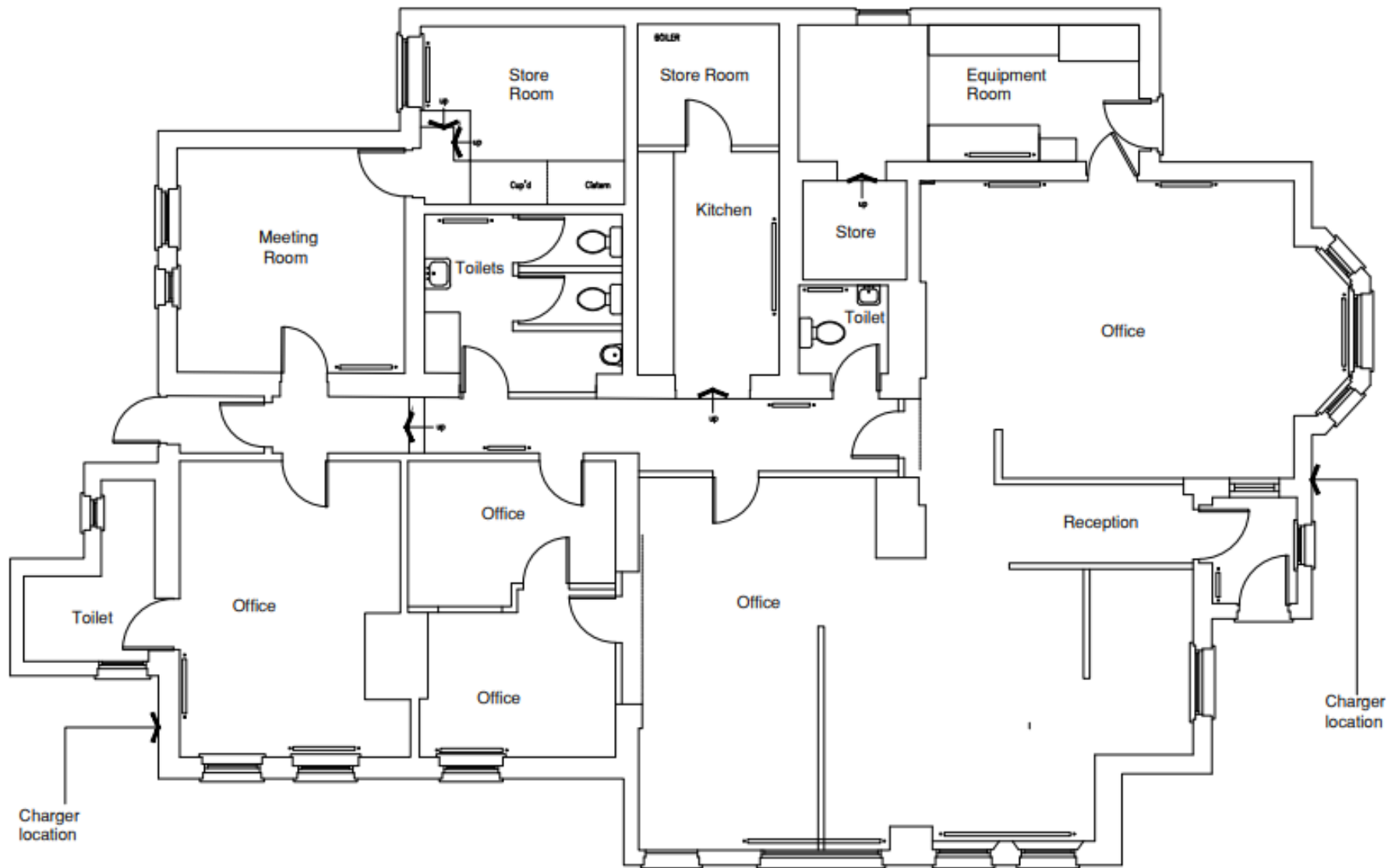
EPC

To be confirmed.

LOCAL AUTHORITY

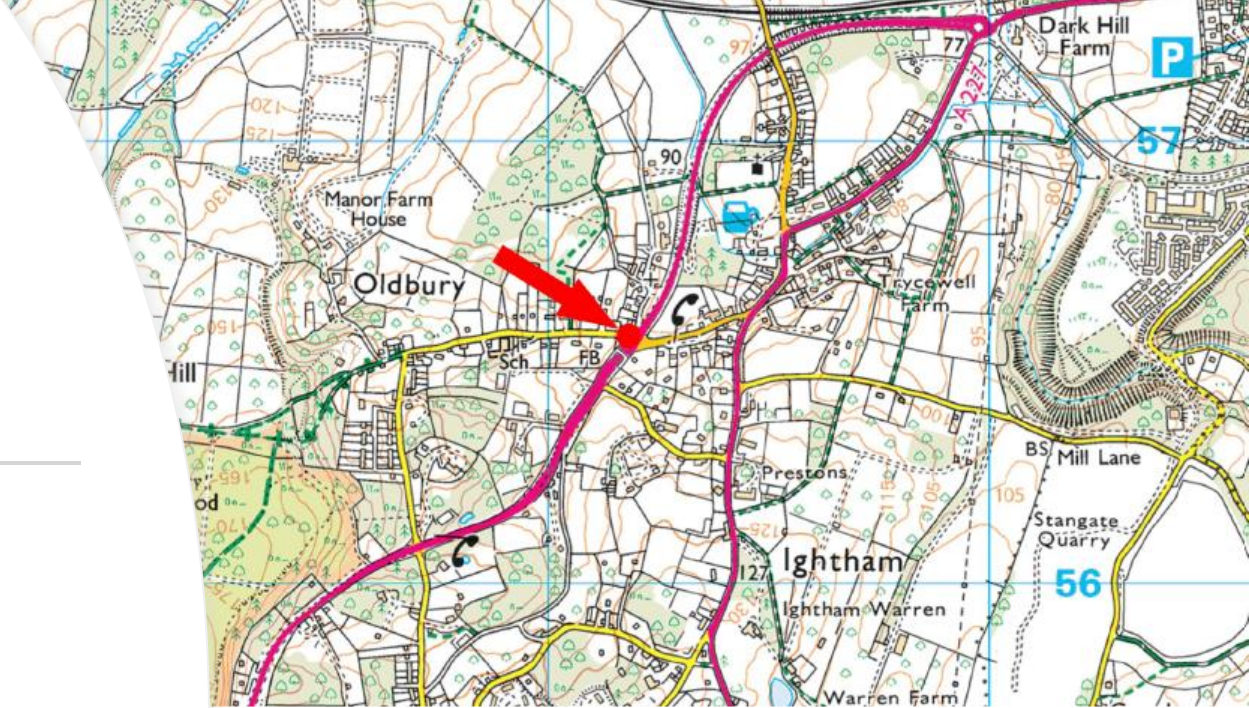
Tonbridge and Malling Borough Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ.

GROUND FLOOR PLAN



For identification purposes only

LOCATION





FURTHER INFORMATION & VIEWINGS

Please contact sole selling agents:

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