



FOR SALE

CLASS E UNIT - 39 SQ M (423 SQ FT)

1 Riding Ln, Hildenborough, Tonbridge, TN11 9HX

est. 1828
bracketts

LOCATION

The property occupies a prominent position on Riding Lane, in the centre of Hildenborough, just off of the Tonbridge Road. Hildenborough is a popular and affluent village location between Tonbridge and Sevenoaks.

The property benefits from good road connections via the nearby A21, providing access to the M25 motorway network, whilst Hildenborough railway station is within easy reach and provides regular services to London Bridge, Charing Cross and Cannon Street.

DESCRIPTION

A rare opportunity to acquire a single storey mid terrace self-contained Class E commercial unit extending to approximately 39.3 sq m (423 sq ft), in the sought-after village of Hildenborough.

FLOOR AREA

Area	m ²	sq. ft
Sales area	25	274
Rear store/office	14	149
WC		
Total Net		
Internal Area	39	423

Interested parties to verify all measurements

TENURE

Freehold Vacant Possession

Title number: K663031

ASKING PRICE

Offers in excess of £130,000

VAT

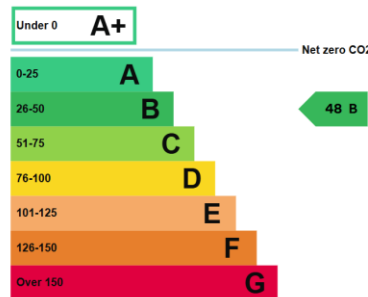
TBC

BUSINESS RATES

From the Valuation Office website, the property has a description of “Shop and Premises” with a Rateable Value of £7,700

EPC

46 B



Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

To be confirmed.

AML

The sale will be subject to satisfactory AML checks.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

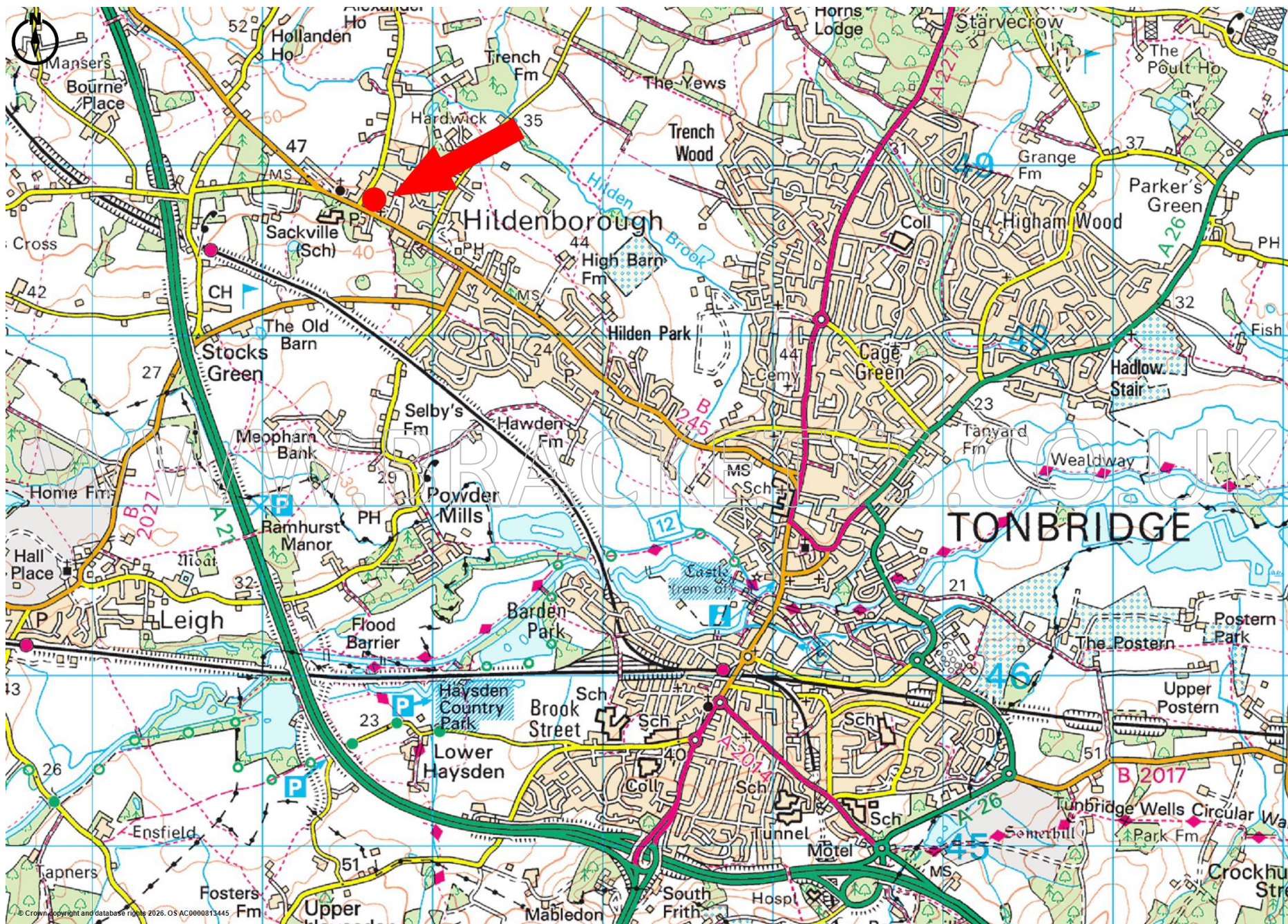
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Subject to contract







WINNER
TOP AGENCY



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Tonbridge

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T:01732 350503

Royal Tunbridge Wells

Address: 27-29 High Street, Tonbridge Wells, Kent, TN1 1UU

