



*Indicative red line for identification only

FREEHOLD MIXED-USE INVESTMENT FOR SALE

2 X GF COMMERCIAL WITH 2 BEDROOM FF FLAT
133.40 SQ M (1,435 SQ FT)

3 & 5, CHURCH STREET, EDENBRIDGE, TN8 5BD

est. 1828
bracketts

EXECUTIVE SUMMARY

- FREEHOLD MIXED USE INVESTMENT SALE
- AFFLUENT KENT COMMUTER TOWN
- TOWN CENTRE LOCATION
- INCOME PRODUCING
- GF LET TO EDEN BEAUTY THERAPY
- GF LET TO SPIRES HAIRDRESSING

Subject to contract and proof of funds

LOCATION

The property is situated on the eastern side of Church Street, just off the southern end of Edenbridge High Street.

The property is positioned in the central area of the town, nestled between a variety of independent retailers. Surrounding occupiers include Boots, Co-op, Costa Coffee, and a number of local boutiques and cafés.

Edenbridge is a traditional Kent market town with a population of approximately 9,000. It serves a wide rural area and benefits from two railway stations: Edenbridge Town and Edenbridge (on separate lines), enhancing accessibility for commuters and visitors alike.

Edenbridge Town station is approximately 500 meters north of the property, providing regular rail services to London Bridge with a journey time of just under 50 minutes, making it attractive for both residents and investors.

DESCRIPTION

The property comprises a mid-terrace, two-storey building. The ground floor is arranged as two separate shopfronts, while the upper floor provides a 2 bedroom residential flat.

The ground floor of No. 3 is currently occupied by Spires Hairdressing, a hair salon, while No. 5 is occupied by Eden Beauty Therapy, offering a range of beauty treatments.

GUIDE PRICE

Offers in excess of £480,000

VAT

The property has not yet been elected for VAT

TENURE

The freehold of the property will be sold with the benefit of the occupational leases on the ground floor. The first-floor residential flat is currently vacant, offering potential for re-letting or owner occupation.

PLANNING

We have been advised that the ground floors benefits from Class E use planning consent.

FLOOR AREAS

The ground floor commercial units have an approximate net internal area of 75.91 sq m (817 sq ft). The flat measures in at 57.49 sq m (618 sq ft).

Interested parties are advised to check all measurements themselves

EPC

TBC

BUSINESS RATES

From the VOA website, both retail units have a description of "Shop and premises" with 3 Church Street having a current rateable value of £6,800 and 5 Church with a current rateable value of £7,000.

LOCAL AUTHORITY

Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG.

Subject to contract and proof of funds





TENANT INFORMATION

Address - 5 Church Street , Edenbridge

- Let to Eden Beauty Therapy. Eden Beauty Therapy offers a range of beauty and wellness treatments and services.
- Rent: £7,200 per annum
- Lease Expiry: 2034
- Repairing Obligation: Tenant to keep the property in good and substantial repair and condition.
- Break: Not disclosed
- L&T Act 1954: Excluded
- Rent Deposit: Not disclosed
- Permitted Use: Class E (formerly A1), subject to Landlord's consent

Address 3 Church Street Let to Spires Hairdressing

- Spires Hairdressing is a well-established independent salon offering hair cutting, styling and color treatments. The business occupies 3 Church Street on the following terms:
- Rent: £7,200 per annum
- Lease Expiry: 2032
- Repairing Obligation: Tenant to keep the property in good and substantial repair and condition.
- Break: None
- L&T Act 1954: Excluded
- Rent Deposit: Not disclosed
- Permitted Use: Class E (formerly A1), subject to Landlord's consent



FOR SALE
FREEHOLD INVESTMENT
WITH RESIDENTIAL
APPROX. 133.40 sq m (1435 sq ft)

3 & 5, CHURCH STREET
EDENBRIDGE
TN8 5BD



est. 1828
bracketts

www.bracketts.co.uk

FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please
contact sole selling agents **BRACKETTS**

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