



INDICATIVE RED LINE FOR IDENTIFICATION PURPOSES ONLY

**FOR SALE**  
**FREEHOLD INVESTMENT**  
**THE SQUARE, HADLOW, TONBRIDGE, TN11 0DD**

est. 1828  
**bracketts**

## EXECUTIVE SUMMARY

- FREEHOLD INVESTMENT SALE
- INCOME PRODUCING PLUS VACANT OFFICES
- CAR PARKING TO REAR
- DEVELOPMENT OPPORTUNITY (STP)
- PRICE ON APPLICATION

*Subject to contract and proof of funds*

## LOCATION

The property is situated in the centre of Hadlow in The Square, slightly set back from the main A26 Tonbridge to Maidstone road. Nearby retailers in the village include a McColl's as well as some independent hairdresser and beauty operators.

Hadlow is a modest sized village around 3 miles north of Tonbridge. The River Bourne runs through the village and the property is very close to the historic Hadlow Castle and St Mary's Church. Access to the M20/M25 is to the north at Wrotham. Buses pass through Hadlow and the nearest train station is at Tonbridge.

Tonbridge mainline station is around 4 miles to the south and provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 35 – 50 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21 dual carriageways.

## DESCRIPTION

The property comprises a 3-storey multi-let building of brick construction providing vacant office space to the first and second floors and a barbershop and bakery to the ground floor, both let on rolling tenancies.

The property benefits from a double door garage and car parking to the rear.

## GUIDE PRICE

Price on application.

## VAT

We are informed VAT is not currently applicable.

## TENANCY

The ground floor barbershop is let to a private individual for 2 years, expiring 20<sup>th</sup> October 2025. The lease is on terms outside the Landlord and Tenant Act 1954.

The current rent is £10,000 per annum. Rent is payable quarterly in advance.

The ground floor bakers is let on a rolling tenancy to a private individual at a rent of £10,000 per annum. Further details available upon request.

## TENURE

The freehold of the building to be sold.

## PLANNING

We are led to believe that the property benefits from Class E use. Interested parties are advised to make their own enquires with the local planning authority.

## BUSINESS RATES

The UBR rate for 2024/25 is 49.9p. Enquiries of the Valuation Office Agency website indicates the Rateable Values for the property are:

1, The Square (barbers)	£6,600	Shop and premises
2, The Square (bakers)	£5,400	Shop and premises
1 <sup>st</sup> & 2 <sup>nd</sup> Floor	£13,500	Offices and premises

## EPC

To be confirmed.

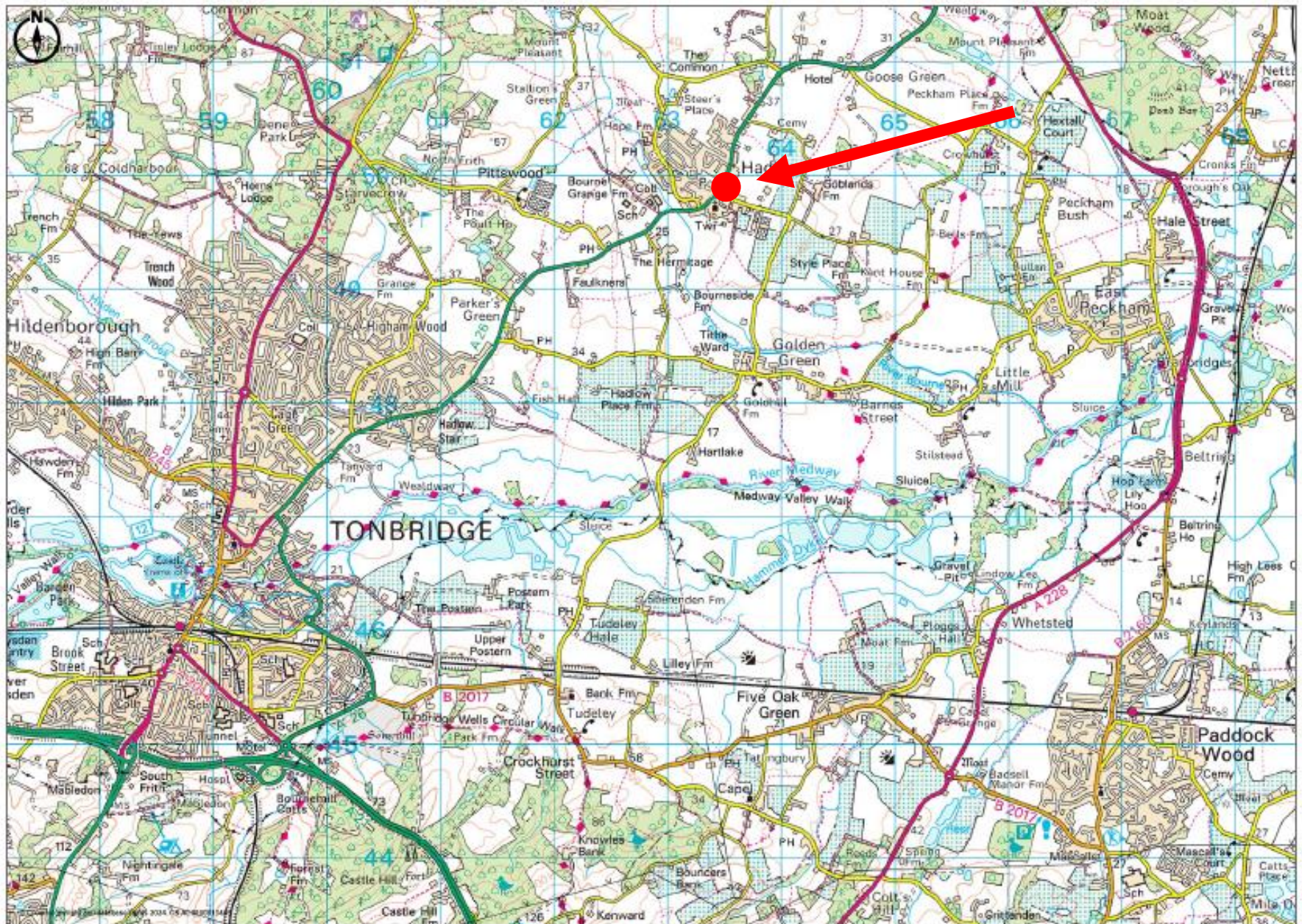
## FLOOR AREAS

1, The Square (Barber)	34.20 sq m (368 sq ft)
2, The Square (Bakers)	37.45 sq m (403 sq ft)
1 <sup>st</sup> Floor, The Offices	52.32 sq m (563 sq ft)
2 <sup>nd</sup> Floor, The Offices	55.19 sq m (594 sq ft)

\* Measured on approximate NIA basis

## LOCAL AUTHORITY

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



## FURTHER INFORMATION & VIEWINGS

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

**01732 350 503**

**Dominic Tomlinson**

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