

EXECUTIVE SUMMARY

- FREEHOLD WITH VACANT POSSESSION
- GROUND FLOOR CLASS E UNIT
- 3 BED MAISONETTE ON UPPER FLOORS
- PROMINENT ROADSIDE LOCATION
- CLOSE TO M20 / M26 MOTORWAYS
- CAR PARKING



FOR SALE Total NIA approx. 180.79 m² (1,946 sq. ft)
FREEHOLD WITH VACANT POSSESSION
72 WESTERN ROAD, BOROUGH GREEN, SEVENOAKS, TN15 8AH

est. 1828
bracketts

LOCATION

The property is located fronting Western Road close to Borough Green high street which provides local amenities including banks, Costa Coffee, Co-op, Sainsbury's local and a number of independent commercial occupiers. Western Road is the main thoroughfare through the centre of Borough Green. Surrounding occupiers are a mixture of commercial and residential.

Borough Green & Wrotham Mainline Station offers a regular service to London Victoria and the property has excellent access to the motorway network. The M20 junction 2 is within 1 mile which links to the M25 junction 3 within 10 miles to the north west and to the Channel Tunnel and Ports within 40 miles to the East.

Borough Green is located 7 miles to the east of Sevenoaks and 13 miles to the west of Maidstone

DESCRIPTION

Constructed in the 1960s, the property comprises an end-of-terrace, three-storey mixed-use building of traditional brick construction beneath a flat roof.

The ground floor provides a self-contained retail unit (Class E), previously trading as a butchers, arranged to provide a front sales area, together with ancillary stores, kitchen and WC facilities.

The upper parts comprises of a three-bedroom maisonette arranged over the first and second floors. The residential element has been refurbished to meet modern occupational standards and provides well-presented, well-proportioned accommodation over two levels.

Externally, the property benefits from a rear garage and additional parking for two vehicles, together with pedestrian forecourt space to the front.

Access to the residential accommodation is currently via a side entrance and through the ground floor commercial unit.

The property could be reconfigured to create a fully self-contained residential entrance (STP etc.).

We are informed all main services are connected to the property, with single phase electricity serving the commercial accommodation.

TENURE

Freehold with vacant possession

ACCOMMODATION

Ground floor – 64.81 sq. m. (698 sq. ft)

Comprises a sales area, stores & WC

First floor & Second floor Maisonette – 115.98 Sq m (1,247 sq. ft)

Comprising of a three-bedroom maisonette, a lounge, a kitchen and two bathrooms.

Total NIA approx. 180.79 m² (1,946 sq. ft)

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

GUIDE PRICE

Offers in excess of £430,000

PLANNING

We are led to believe that planning for the ground floor falls under Class E use.

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

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicates the Rateable Values for the property are listed as 'Shop and Premises' - £13,750.

EPC

TBC

LOCAL AUTHORITY

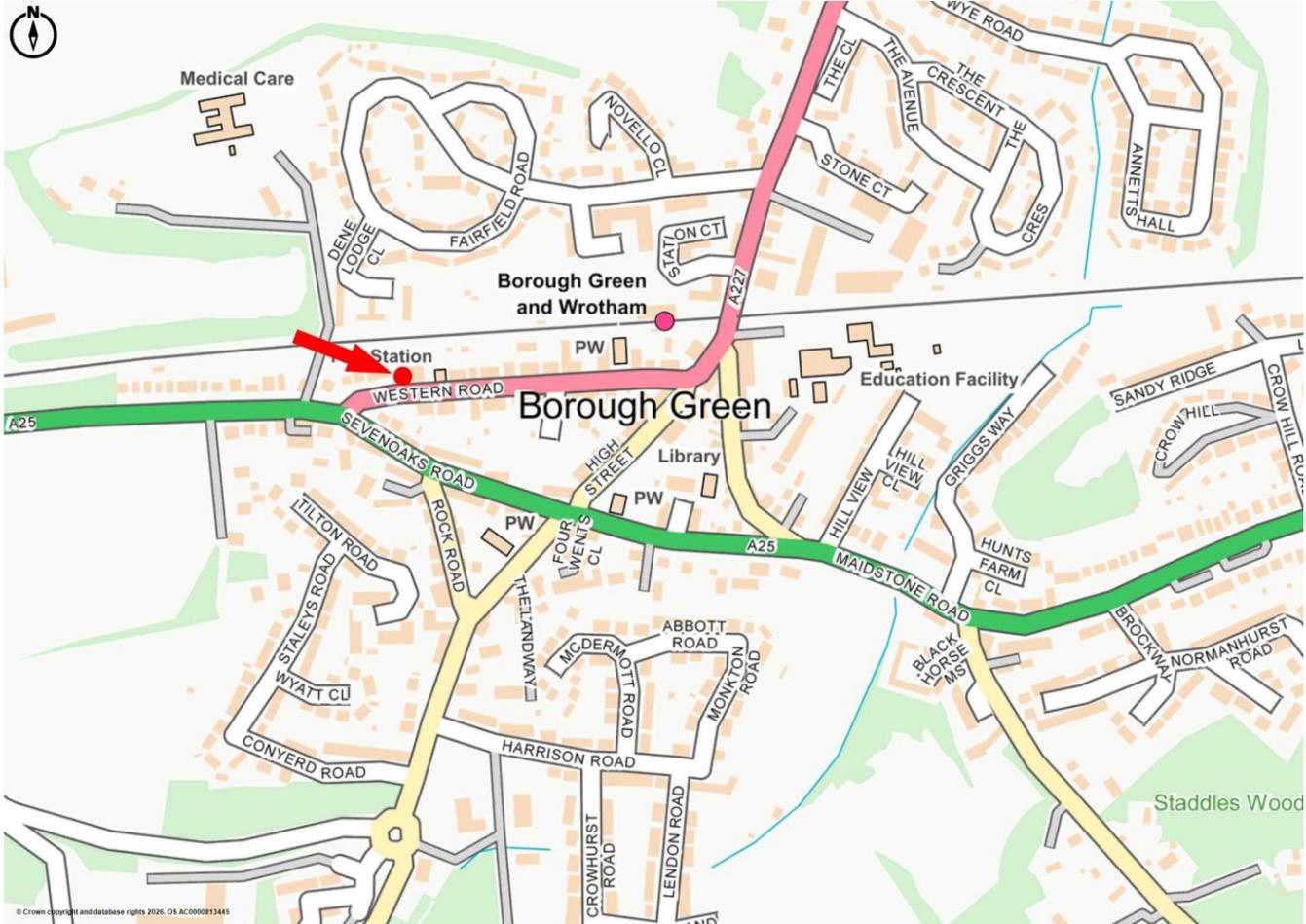
Tonbridge and Malling Borough Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ.

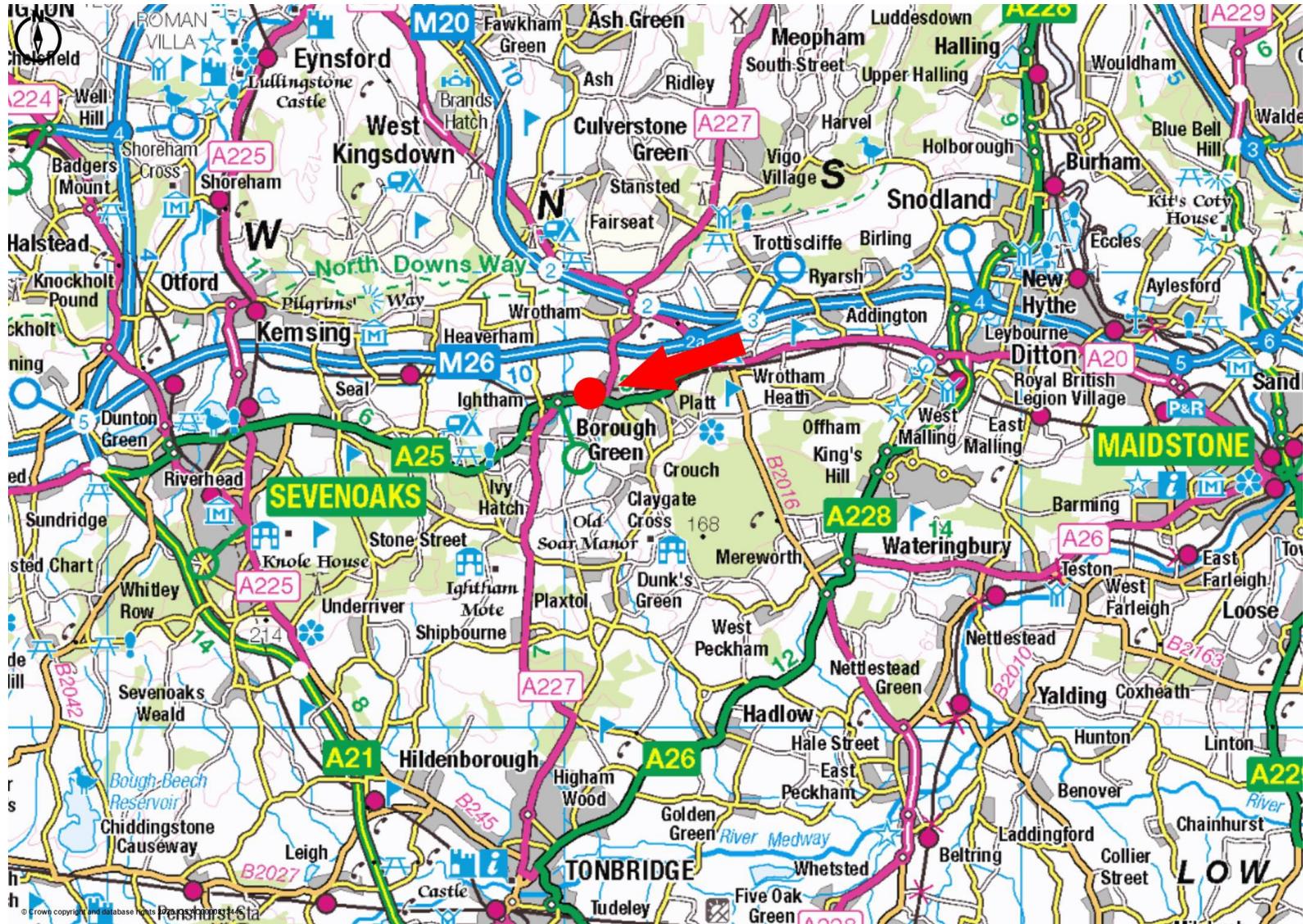
POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.







FURTHER INFORMATION & VIEWINGS

Please contact sole selling agents:

BRACKETTS - 01732 350 503

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Joshua O'Brien

joshua.o'brien@bracketts.co.uk

132 High Street

Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

E-mail: info@bracketts.co.uk

www.bracketts.co.uk



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.