

OFFICE INVESTMENT – FOR SALE

(WITH ALTERNATIVE DEVELOPMENT POTENTIAL STP & VP)

NIA 423.9 M^2 (4,563 sq. ft) approx.

bracketts est. 1828

LOCATION

Chequers Barn is set in the attractive semi-rural setting of Bough Beech, Sevenoaks. The property is located approximately 4 miles east of Edenbridge, 7 miles south of Sevenoaks and west of Tonbridge. Junction 5 of the M25 can be reached some 6 miles to the north.

DESCRIPTION

Chequers Barn, developed in 2007, comprises 6 office suites, tastefully designed, within a two-storey building, set in a semi-rural location.

The building benefits from a passenger lift and generous parking, to the front and rear.

There are communal kitchens and WCs for use by the occupiers.

FLOOR AREA

The property comprises a Net Internal floor area of:

	M2	Sq. ft
Ground Floor	274.6	2,956
First Floor	149.3	1,607
Totals	**423.9**	**4,563**

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

TITLE

The property is owned freehold under Title K291862

AMENITIES / SPECIFICATION

- Suspended fluorescent lighting
- Double-glazed windows
- Blinds
- Storage area
- Carpeted
- Male & Female WCs
- Communal kitchen
- Ample parking

TENANCIES

The property is being sold with the benefit of the existing tenancies, which are detailed overleaf.

The investment is currently generating an income of £45,944 pax but has an anticipated ERV of c£69,000 pax when fully let.

PLANNING

The property has potential for conversion for alternative uses including residential, subject to planning & vacant possession.

PRICE

POA

VAT

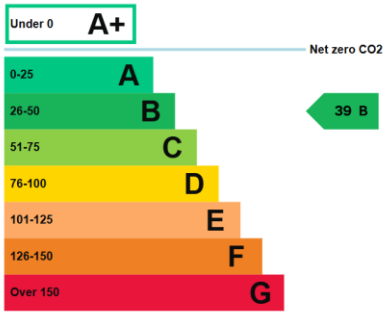
We are informed that VAT will be applicable.

POSSESSION

On lease completion, subject to vacant possession.

EPC

B 39



AML

The purchaser will be required to provide satisfactory AML checks.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through agents at Bracketts.

Telephone: **01732 350503**

Joshua O'Brien
joshua.o'brien@bracketts.co.uk

Dominic Tomlinson
dominic.tomlinson@bracketts.co.uk

Subject to contract

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.

TENANCY SCHEDULE

LEVEL	SUITE NO.	SQ M	SQ FT	TENANT	RENT PSF	RENT PA	TERM START	BREAK	LEASE EXPIRY
Ground	1/1A	134.33	1446	CSO Group	£12.63	£18,262	31.10.25	N/A	31.10.28
Ground	2	93.83	1010	Vacant & Bracketts marketing	N/A	N/A	N/A	N/A	
Ground	3	39.48	425	Vacant* & Bracketts marketing	N/A	N/A	N/A	N/A	
Ground	Kitchen	6.97	75	N/A	N/A	N/A	N/A	N/A	
First	5	74.69	804	Absolute Reg Ltd	£17.16	£13,800	01.10.25	N/A	11.10.30
First	6	36.6	394	Fryza Neicho Ltd**	£17.77	£7,000	16.09.25	N/A	15.09.27
First	6a	31.03	334	Trafalgar New Homes***	£20.60	£6,882	01.11.23	N/A	31.10.25
First	kitchen	6.97	75	NA	NA	NA	NA	NA	
TOTAL		**423.9**	**4563**			**£45,944**			

*Office 3 currently on a short term arragement. To Be Relet

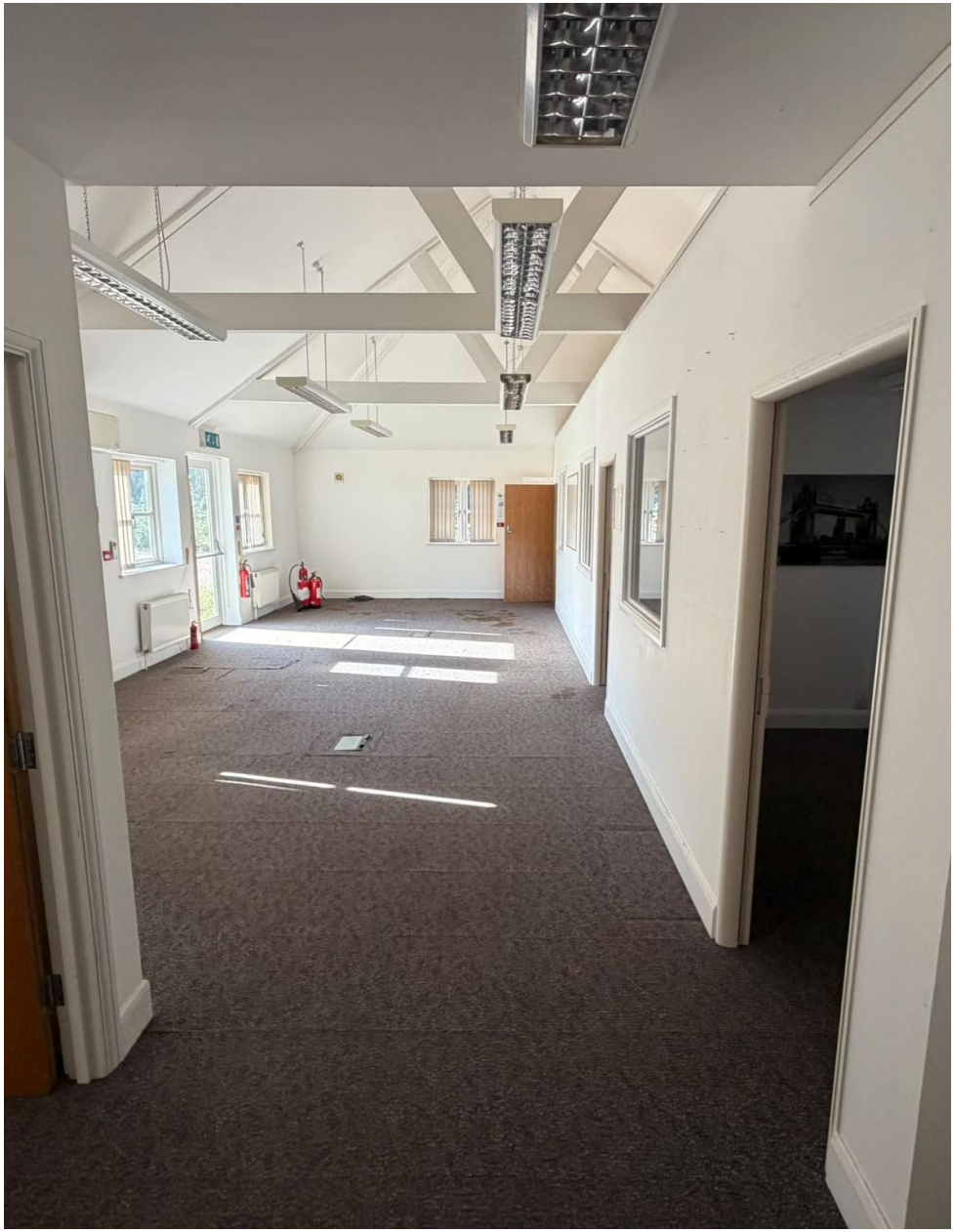
** Fryza Neicho Lts have given notice and will vacate on the 16.09.26

*** Trafalgar New Homes are a connected party and intend to vacate. The lease has a rolling 2 month mutual break.

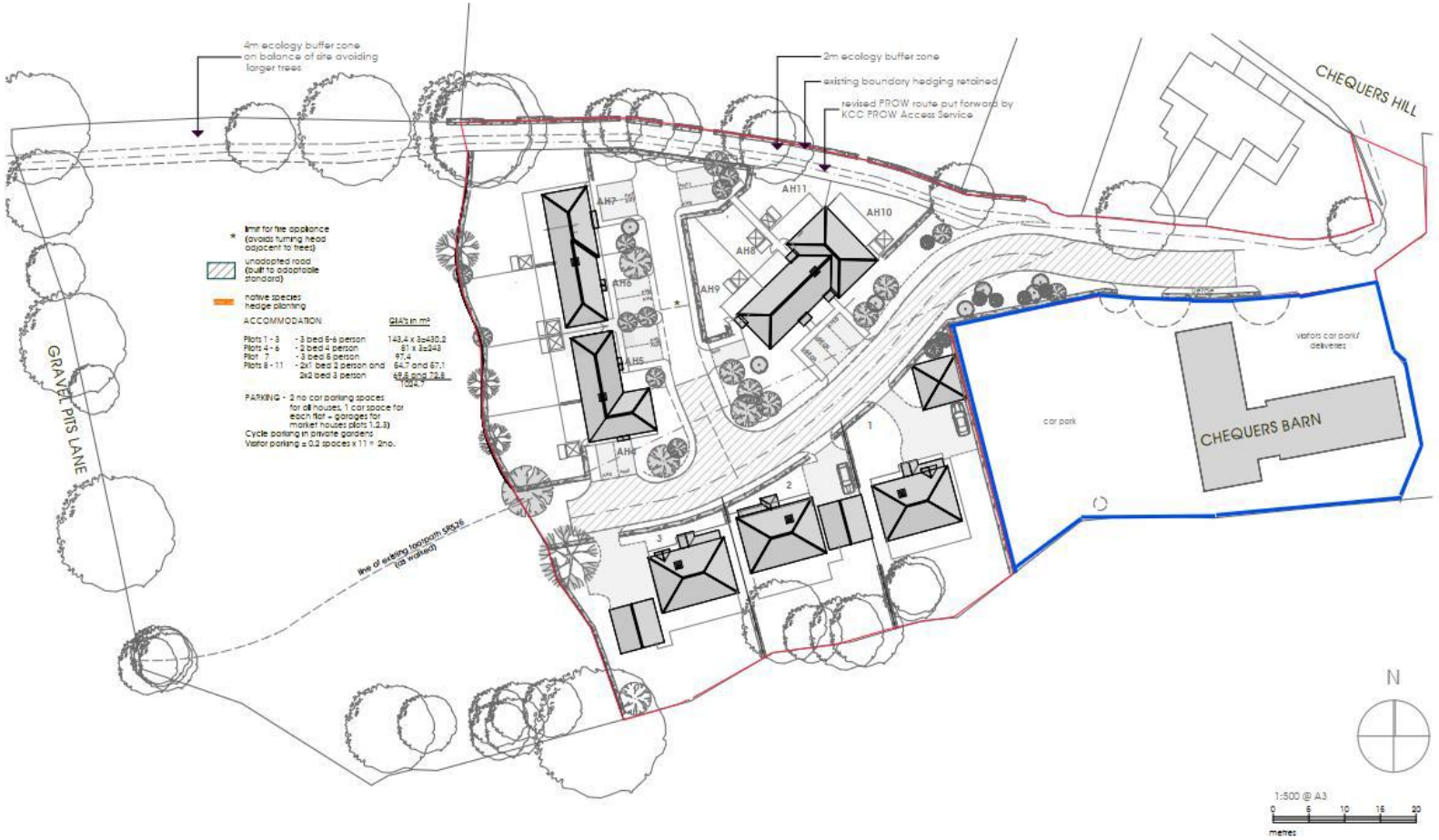


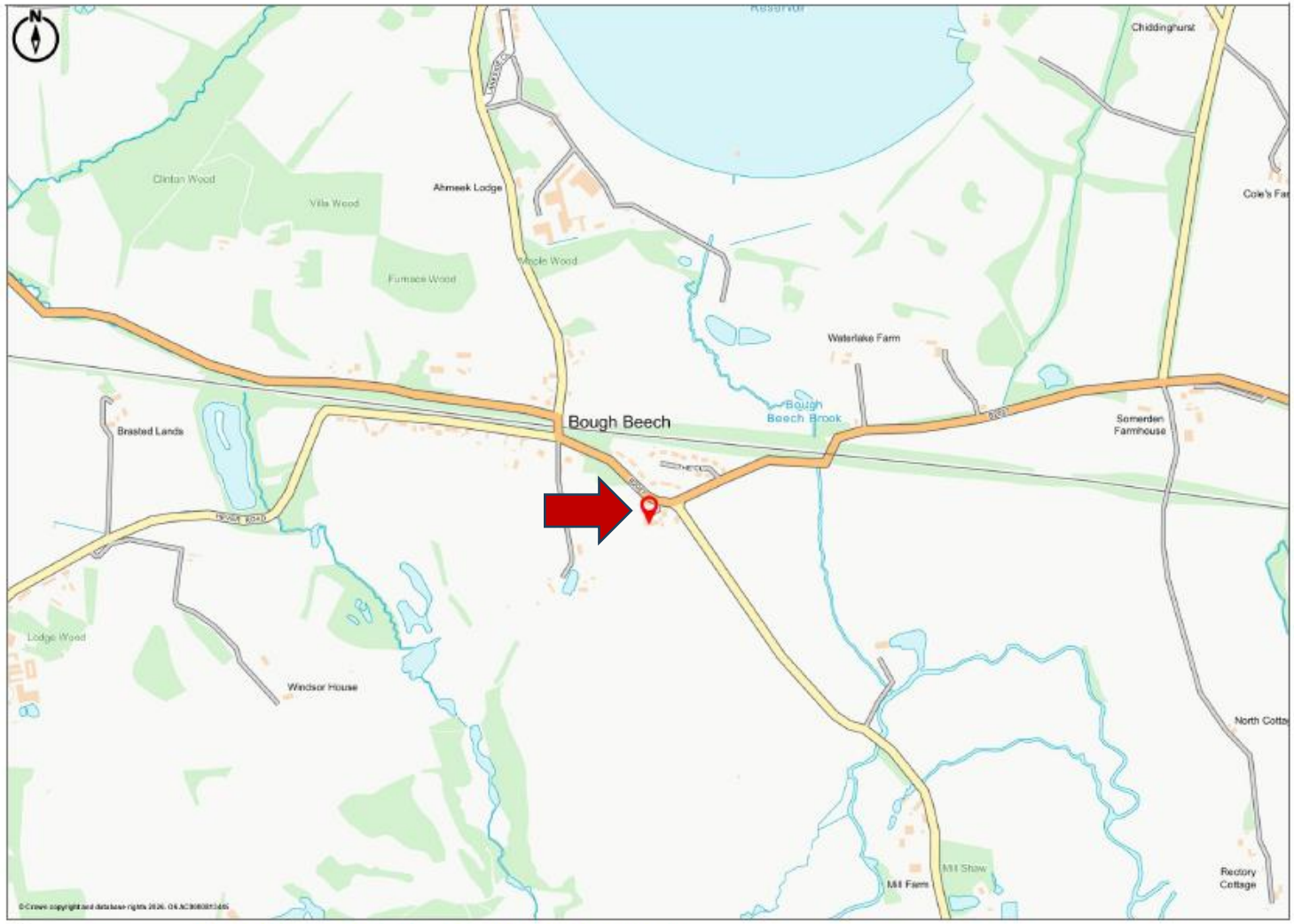




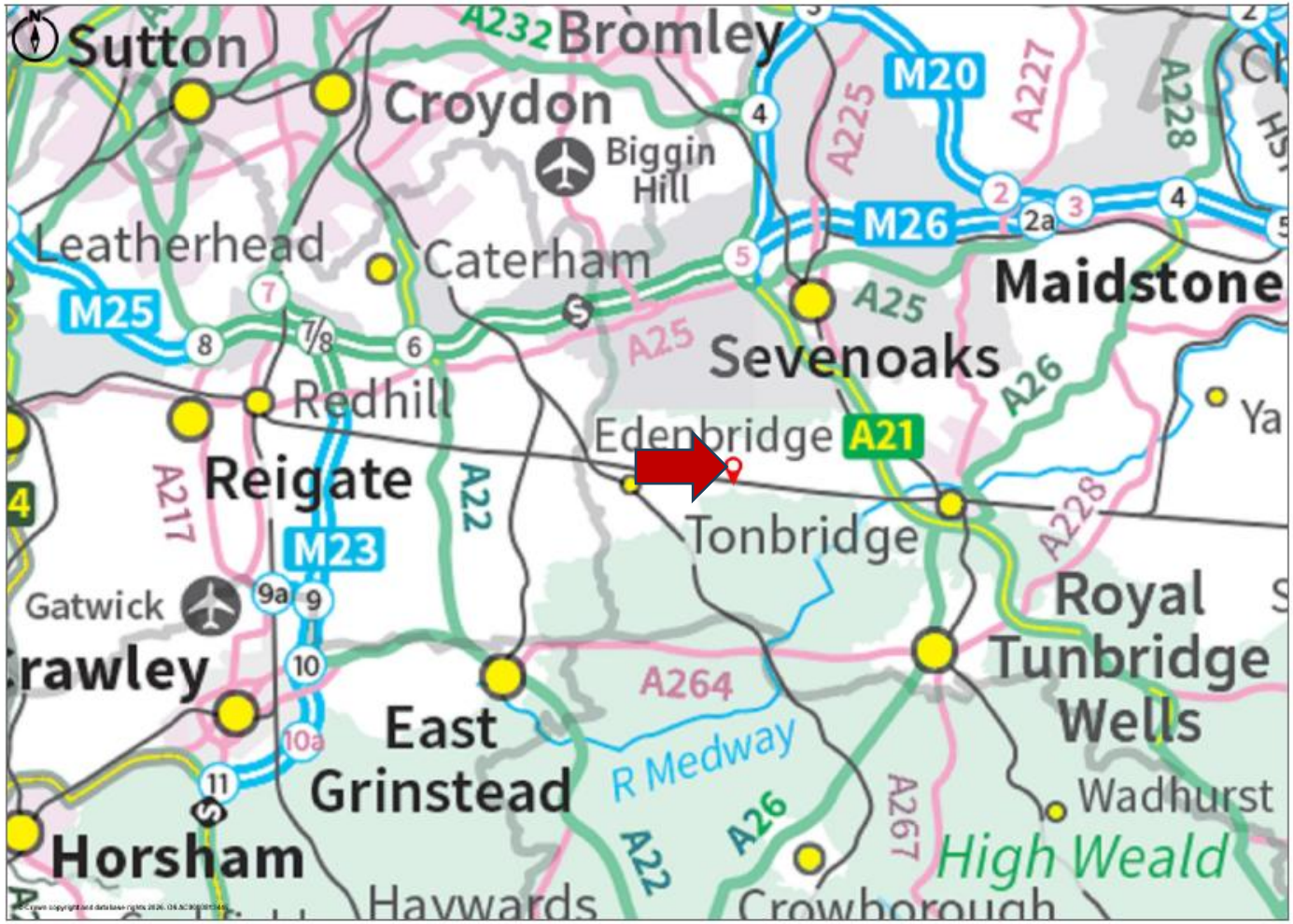


Plans shared for indicative purposes only





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LANDMARK INFORMATION

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CoStar AWARDS

WINNER

TOP AGENCY



bracketts est. 1828

Tonbridge

Address: 132 High Street, Tonbridge, Kent, TN9 1BB

T:01732 350503

Royal Tunbridge Wells

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

RICS