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71 - 73 High Street, Edenbridge TN8 5AL

CHARACTER PROPERTY WITH POTENTIAL

# LOCATION



The property is prominently located within the old part of Edenbridge High Street which is a conservation area at the corner of the High Street and Church Street, close to the main local shops and Waitrose.

Edenbridge is a town and civil parish of some character in the Sevenoaks District of Kent, with a current population of around 9,000. The town benefits from an array of amenities, schools and sporting facilities and is approximately 13.2 miles from Tunbridge Wells and 7.6 miles from East Grinstead. Edenbridge is serviced by two railway stations providing routes to London (London Bridge approximately 43 minutes from Edenbridge Town station).

The M25 can be accessed from either Junction 5 at Sevenoaks (approximately 9 miles) or Junction 6 at Godstone (approximately 10 miles). Gatwick Airport is approximately 15 miles by road.

## Description

Of interest to owner occupiers, developers & investors

A prominent 'character' property currently occupied as retail/showrooms located in the heart of Edenbridge with planning consent granted for conversion of the upper floors to residential. There are two connecting retail units at ground floor level with entrances both on the High Street and Church Street, and the first and second floors are currently arranged as showrooms

A prominent 'character' three storey property comprising two inter-connecting retail units at ground, first and second floors levels, currently occupied as an Antique Shop & Showrooms. The property is considered to provide good potential for asset management/enhancement.

## Accommodation

Ground Floor: 1,668 sq ft (154.96 m<sup>2</sup>)

First Floor: 1,411 sq ft (131.08 m<sup>2</sup>)

Second Floor: 354 sq ft (32.88 m<sup>2</sup>)

**Total: 3,433 sq ft (318.92 m<sup>2</sup>)**

## Planning

Planning approval was granted under reference SE/16/01139/LDCPR for the conversion of the existing first and second floor showroom space into two flats with a new access from the High Street and staircase to the first floor.

Flat 1 will be a three bedroom split level unit on the first and second floors, with two bathrooms (one en-suite) kitchen/ diner area and lounge.

Flat 2 will be located on the first floor and comprise two bedrooms, with two bathrooms (one en-suite) kitchen/ diner area and lounge.

Planning permission was granted on 27 February 2020 (Ref: 19/03078/FUL) for a proposed change of use from Retail (A1 use) to Dentist (D1 use). This consent has not been implemented.

## Price

**£499,995 for the freehold interest** with vacant possession.

## EPC

Rating D - 80

## Business Rates

Rateable Value: £26,750

Rates Payable: £13,348.25 (2020/21)

Interested parties are advised to contact Sevenoaks District Council on 01732 227000 to verify this information.

## VAT

VAT is not applicable.



## Legal Fees

Each party to be responsible for their own legal costs.

## Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins 01293  
401040









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