

89 High Street, Edenbridge TN8 5AU

Flexible Class E Unit

FOR SALE

White Est. 1817
& Sons



- A flexible Class E Unit available with vacant possession
- Development potential (STPP)
- Outside space to the rear of the premises
- Net internal area of 486 sq.ft (45.15 sq.m)
- Available for offers in excess of £150,000

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

The premises is located on the High Street, of the small town of Edenbridge. Edenbridge is an affluent town with a mixture of national and independent retailers and restaurants.

The A22 is located approximately 5.5 miles distant to the west, whilst junction 6 of the M25 is located circa 8.9 miles distant to the north.

Edenbridge Town station is located approximately 0.4 miles distant to the north offering direct services to London Bridge and East Croydon.

Description & Accommodation

The premises comprises a mid-terrace, two-storey, flexible Class E property, comprising a largely open retail area with small kitchen and toilet/shower facilities on the ground floor. The first-floor benefits from two rooms and a kitchen.

There is a small outside are to the rear of the premises, accessed via a rear door.

The property has the possibility for residential development (STPP).

The premises have the following net internal floor areas:

Ground floor

Retail area	204 sq.ft	18.95 sq.m
Kitchen	25 sq.ft	2.32 sq.m

First floor

Room 1	108 sq.ft	10.03 sq.m
Room 2	101 sq.ft	9.38 sq.m
Kitchen	<u>48 sq.ft</u>	<u>4.45 sq.m</u>
Total:	486 sq.ft	45.15 sq.m

Terms

The freehold is available to purchase for offers in excess of £150,000.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - Awaiting EPC rating.

Business Rates

The Valuation Office Agency describes the premises as 'Hairdressing salon and premises', with a 2023 Rateable Value of £4,000. Further information can be found on the Valuation Office Agency Website.

Viewings

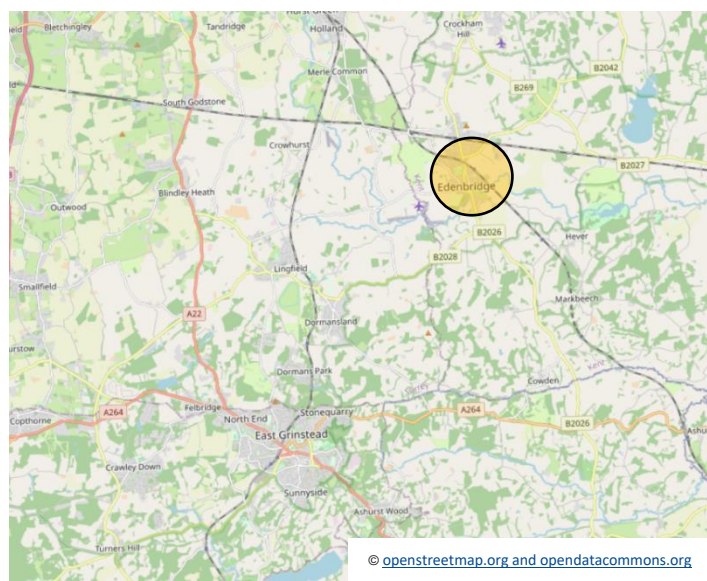
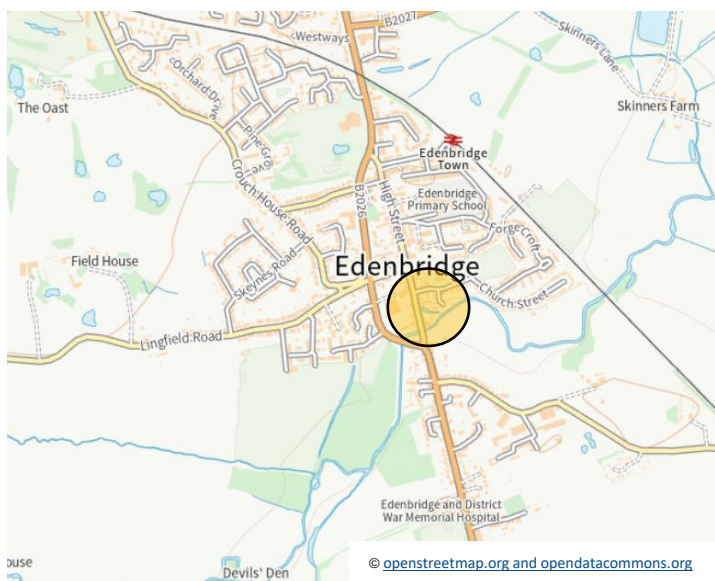
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Commercial Sales & Lettings

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