



**Former Builders Merchants, Bradbourne Vale
Road, Sevenoaks, Kent, TN13 3QH**

**Former Builders Merchants /
Storage & yard**

**TO LET /
FOR SALE**

PROPERTY SUMMARY

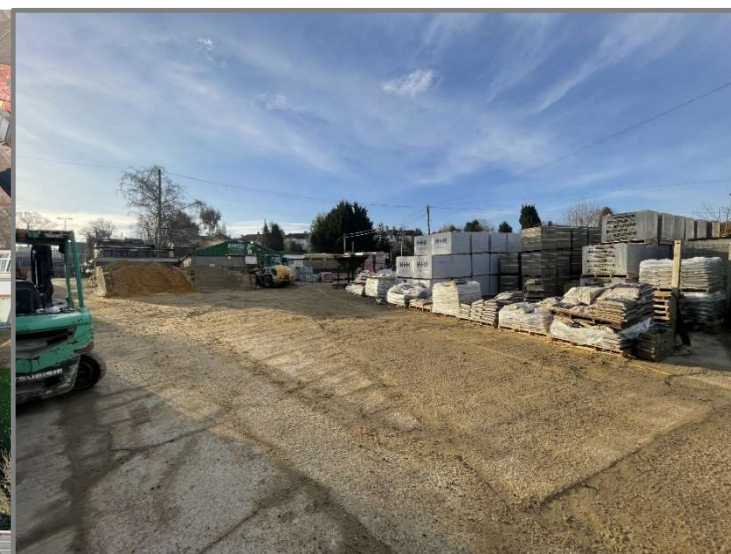
- **Former Builders' merchants/ Storage & Yard to let**
- **New Lease available at £70,000 per annum exclusive**
- **Freehold Price £900,000 S.T.C**
- **Extensive yard & storage buildings**
- **Buildings 2,083 sq.ft (193.5 sq.m)**
- **Site Area 0.39 Acres (0.16 ha)**
- **Former Shop / Showroom (edged red) also available on separate lease at £17,000 per annum**

LOCATION

The property is situated on the Southern side of the A25 Bradbourne Vale Road close to the junction with the A225 St John's Hill. The property sits adjacent to Sainsbury's Local within a primarily mixed urban and densely populated area on the northern fringe of Sevenoaks.

Sevenoaks is an affluent commuter town with a wide variety of shops, pubs, restaurants and offices with a large catchment area. There are a number of retail warehouse and light industrial parks close by including Sevenoaks Enterprise Centre.

The property is well served by road links being on the A25, 2.5 miles east of its junction with the A21 and Junction 5 of the M25/M26. The closest mainline railway stations are Sevenoaks and Bat & Ball.



DESCRIPTION

A former builder's merchants, car sales showroom and yard fronting the A25 close to Sevenoaks town centre.

The site boundaries are well defined and there are metal security gates across the front entrance.

There is a detached former car showroom at the front of the site fronting the A25. Along the eastern boundary, also towards the front of the site is a terrace of part single, part two-storey buildings, which provide storage and ancillary accommodation.

The site includes a large hard surfaced, secure external yard and parking area which was also used for the storage and retail display of building materials.

The former shop at the rear of the site (edged red on aerial photo on Page 1) is available to let on a separate lease and has potential for a variety of uses.

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £70,000 per annum exclusive.

The freehold is available for £900,000 with vacant possession

The former shop is also available by way of a separate lease at a rent of £17,000 per annum exclusive. **Subject to contract**

EPC – We Understand the premises to have the following EPC Ratings
Storage Buildings – D (89)

ACCOMMODATION

The property has the following gross internal floor areas and total site area:

DESCRIPTION	SQ FT	SQ M
Front Building (Former Car Sales)	805	74.79
Storage Buildings - Ground Floor	936	86.95
Storage Buildings – First Floor	342	31.77
External Display Area/Yard	13,000	1207.7
DESCRIPTION	Ha	Acres
Site Area	0.16	0.39

SHOP / SHOWROOM (Rear of site)

This separate building (outlined in red on Page 1) is available by way of a separate lease and has the following floor area:

Ground Floor – 1,436 sq ft (133.4 sq.m) (VOA Area)

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BUSINESS RATES

The Valuation Office Agency Website describes the property as “Builders Merchants & Premises” and advises that the 2023 Rateable Value is £20,500 which includes the showroom (edged red on Page 1). The car showroom has a 2023 Rateable Value of £6,200. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Sevenoaks Council.

VAT

We understand that VAT is **not** applicable

LEGAL COSTS

Each party is to pay their own costs.

CONTACT

For further information or to arrange a viewing please contact:

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SITE PLAN

Not to scale and for indicative purposes only.

The building shown in the Southwest corner of the site no longer exists.



