



EDENBRIDGE HOUSE, 128 HIGH STREET, EDENBRIDGE, KENT  
Freehold office for sale - £750,000





**EDENBRIDGE HOUSE**  
128 High Street, Edenbridge  
Kent TN8 5AY

**Freehold - £750,000**

Office building located in the town centre of Edenbridge offering investment, owner occupation or residential potential.

- Located on main route into town centre
- Attractive, historic building
- Flexible office accommodation with parking & garden
- Building size 3,653 sq ft (339.41 sq m)
- Vacant possession
- Residential use potential subject to planning

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**LOCATION**

Edenbridge is a vibrant and historic town in the Sevenoaks District with a population of around 9,000. The M25 at Junction 6, Godstone, can be accessed in a journey time of approximately 20 minutes via B2026, the main north/south route through Edenbridge.

Edenbridge's retail facilities are centred on the attractive High Street anchored by a Waitrose supermarket fronting the town's western by-pass. There is a range of office buildings in the town centre and several industrial areas immediately to the north just off the B2026, with the main estates being Enterprise Way and Fircroft Way.

Edenbridge House has a prominent frontage to the town's main approach road from the south, close to the junction with Mont St Agnan Way, the town's bypass, and a short distance from the bridge over the River Eden. The immediate area has a mix of uses to include: offices, residential, retail and public houses.





## DESCRIPTION

Edenbridge House is an attractive, Grade II listed building having its origins in the seventeenth century with substantial Victorian and Edwardian additions and enjoys many period features. There was a single-storey extension added to the building in 1980. Until the second half of the twentieth century, the property was the vicarage for the parish church of Edenbridge but in recent years, it has been in office use.

The building is arranged over three floors providing mainly office rooms with parts of the ground floor used as laboratories for the owner's business. A particular feature of the building is the double height, galleried entrance hall. Ancillary accommodation provides a staff kitchen, storage areas and WCs.

Immediately to the rear of the building there is an area of garden beyond which is a tarmac surfaced car park providing spaces for seven vehicles. Vehicular access to the property is via a shared entrance to the north of 124/126 High Street.

Mains services are available. The building is heated mainly by central heating system supplied by a gas boiler located in a storage building to the rear. There is some supplementary electric panel heating.

The total site area is 0.094 hectares (0.232 acres).

## SCHEDULE OF ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground	Offices/Labs	176.17	1,896
First	Offices	107.62	1,158
Second	Offices	55.62	599
<b>Total</b>		<b>339.41</b>	<b>3,653</b>

The areas are internal and approximate.

## BUSINESS RATES

The property has a rateable value of £32,500

## PLANNING

The property is Grade II listed and in a Conservation Area.

In October 2010, listed building consent was granted for the change of use of the property to four dwelling houses and works of extension (SE/10/02772/LBCALT). The supporting planning application (10/02771/FUL) was withdrawn and not decided.

It is considered that Edenbridge House has potential for residential use subject to planning and other necessary consents.

Enquiries to:  
Sevenoaks District Council  
Argyle Road, Sevenoaks, Kent TN13 1GN  
Tel: 01732 227000

## EPC

Enquiries to the selling agent.

## TENURE

Freehold - The property is held under title K839396. The title is subject to a right of way across its car park for the benefit of Eden View, a modern residential development to the rear.

## TERMS

On behalf of Fixed Charge Receivers, offers are invited in the region of £750,000 for the freehold. Subject to contract and exclusive of VAT. The price shows a capital value of £205 per sq ft on net areas.

## VIEWING AND FURTHER INFORMATION

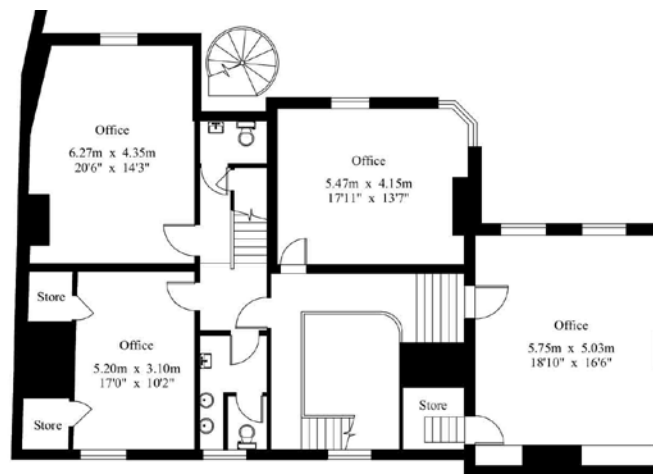
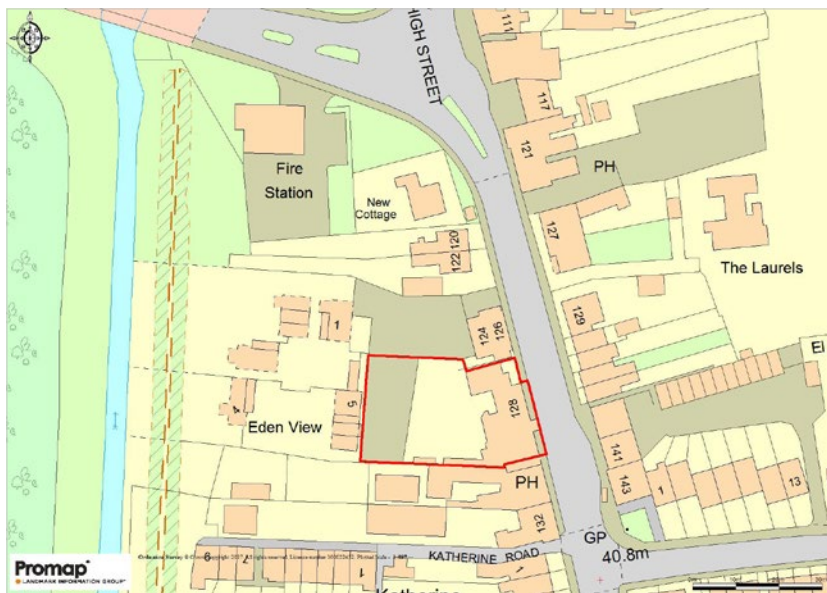
Viewing and further information from the selling agents:

**Richard Grassly** - richardg@rhrwclutton.co.uk  
01483 300233

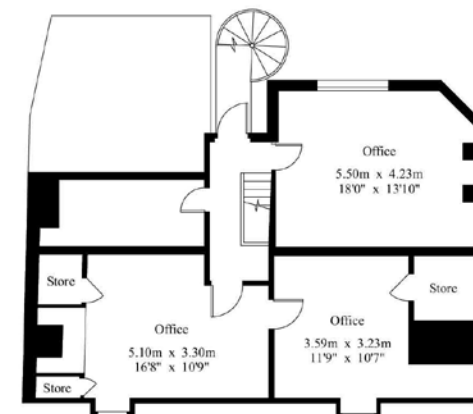
**Philip Baker** - philipb@rhrwclutton.co.uk  
01342 410122





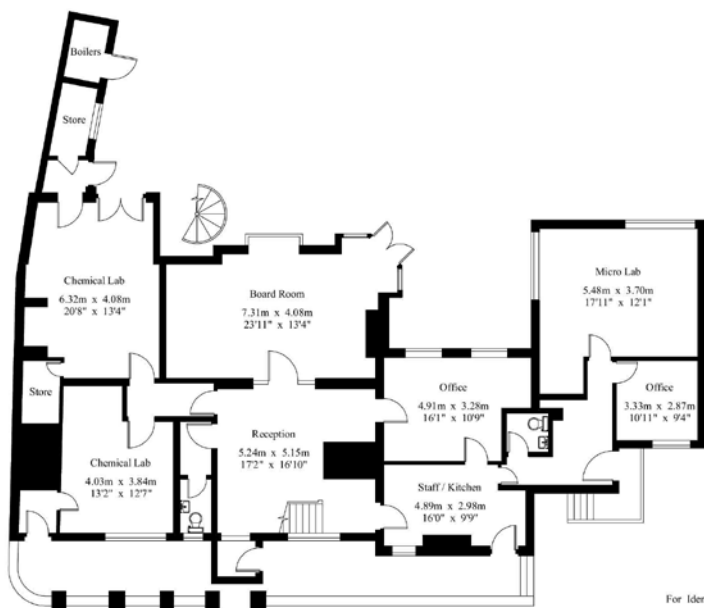


First Floor



Second Floor

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Ground Floor

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