



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Lurcocks Cottage

The Square, Lenham, Kent, ME17 2PG

Guide Price £600,000

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Key Features

- Mixed Use Property
- RPI linked rent review
- Grade II Listed Property
- Commercial Investment with passing rent of £14,400 pa
- Three/Four Bedroom Home
- Central Village Location

Description

Lurcocks cottage is a four bedroom character home with a commercial premises to the front. The Fig Tree runs as a successful business from the property and occupies under a five year lease on their portion of the building.

This residential area is accessed via an alley way to the side of the building leading to a courtyard and comprises kitchen, sitting/living room, cloakroom, utility room, study, a second reception room with bay window overlooking Lenham Square, master bedroom with en-suite and walk in wardrobe and three further double bedrooms, however the access for the fourth bedroom is via the third.

The commercial element of the building to the front is currently operated as a beauty salon and spa. This comprises a reception area, five treatment rooms, a sitting area and kitchen. There is also access to the cellar used for storage.



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Location

Located within the picturesque market village of Lenham, within its heart at the Village Square consisting of shops, amenities, eateries, cafes and public houses. Lenham lies between the County Town of Maidstone with its extensive shopping facilities, leisure venues and Ashford with its high speed rail links & Outlet Shopping Centre. It also benefits from its own direct rail link to London Victoria and easy access to the M20 Motorway.

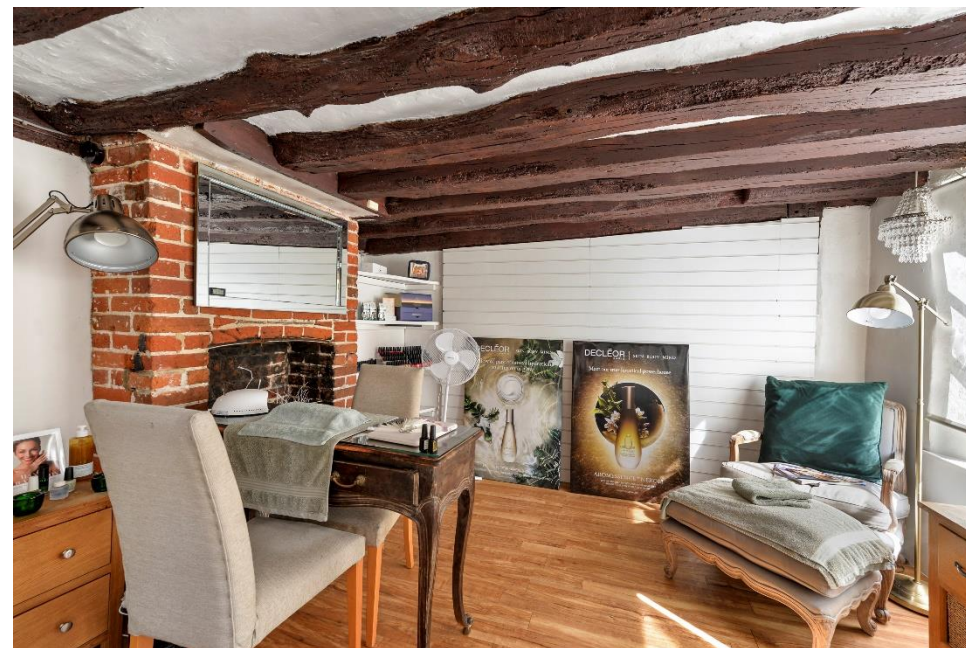
Lease Terms

The Figtree Spa Limited occupy under an FRI lease dated 6 June 2022 for a term of 5 years commencing 1st January 2022. The passing rent is £14,400 per annum and there is an RPI linked rent review on 31st December 2022.

Supplementary Information

- Current Commercial Rent of £14,400
- Council Tax Band E
- EPC Rating Awaited

For all viewing enquiries please contact Sibley Pares
Residential Department on 01622 673086



Floorplan and Dimensions



TOTAL APPROX. FLOOR AREA 2804 SQ.FT. (260.49 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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