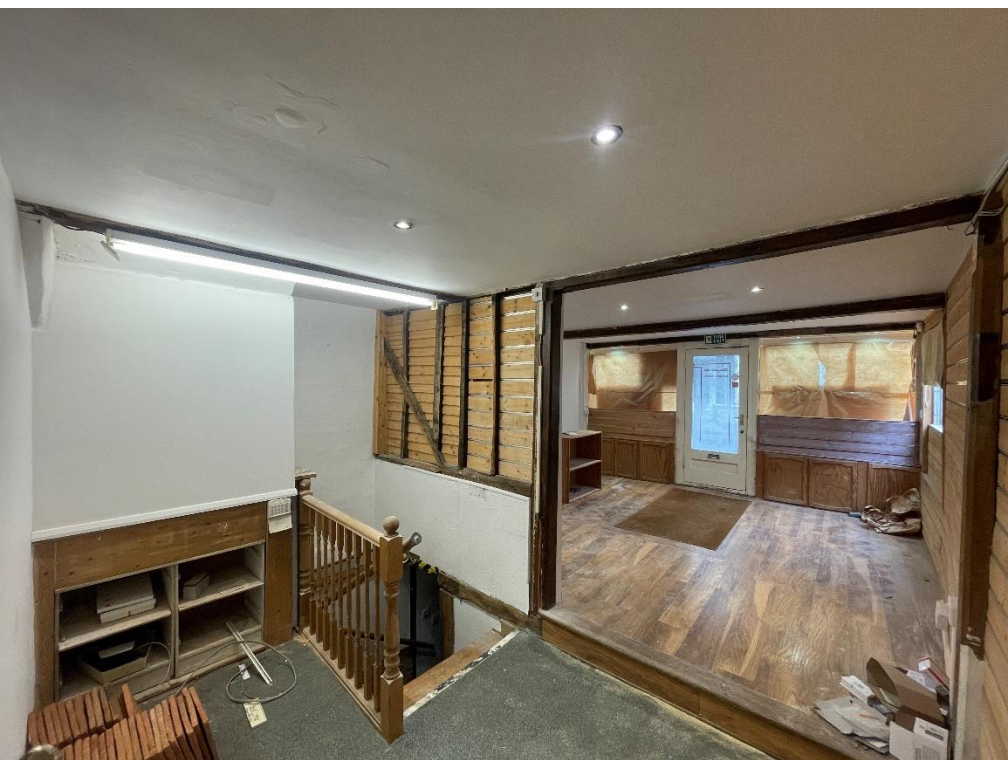


**STONEYDALE, STONE STREET,
CRANBROOK, KENT, TN17 3HG**

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

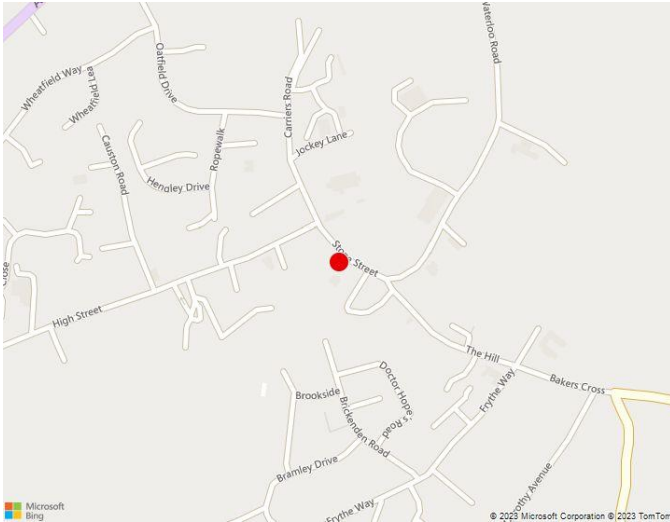


GROUND FLOOR RETAIL UNIT WITH MAISONETTE FOR SALE

- £349,000 For The Freehold
- Town Centre Location
- Available with Vacant Possession
- Grade II Listed Building
- 2 Bedroom Maisonette Currently Held On A 999 Year Long-Leasehold

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

STONEYDALE, STONE STREET, CRANBROOK, KENT, TN17 3HG



Location

Cranbrook is a picturesque historic market town in the Weald of Kent offering a wide range of local shops and amenities such as Doctors, Leisure Centre, Schools and Banks. The subject property is situated on an adjoining street to the main High Street amongst a variety of shops, restaurants, cafes and Public Houses. Staplehurst mainline train station is about 5 miles away and offers services to London and Ashford International. The A21 gives access to the M25.

Description

For Sale – Ground floor retail unit with self contained 2 bedroom maisonette in popular market town. The upper floor maisonette is currently held on a 999 year long leasehold subject to an occupational tenancy on an AST with a current rental income of £1,095 pcm.

Accommodation

The property is Grade II listed and comprises a ground floor retail unit with lower ground floor storage with WC and teapoint. There is a 2 bedroom maisonette above which is accessed from a side alley.

Area	Sq Ft	Sq M
Ground Floor Retail Area NIA	265	24.58
Lower Ground Floor NIA	183	17.04
2 Bedroom Maisonette GIA	887	82.36
Total	1,335	124.02

EPC

Retail – C (61)

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.

Residential – E (52)

Rateable Value/ Council Tax

RV £10,750 @ 49.9p in the £

Rates payable £5,364.25 for the year 2023/24

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Council Tax Banding – C

Terms

Available with Vacant Possession.

Ground Floor also available on new lease at £12,000 per annum.

Price

£349,000 for the freehold

Legal Costs

Each side to bear its own legal and professional costs

VAT

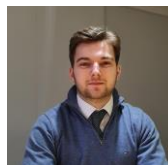
Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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