



The DBLS Partnership LLP

Shop with flat above - To Let

CHARTERED SURVEYORS - COMMERCIAL AGENTS - PROPERTY MANAGERS

91-91a High Street

High Street

Edenbridge

Kent, TN8 5AU



Floor Area: 92.0 sq m (989 sq ft)

Double fronted micro pub retail unit, with versatile space and storage plus the added benefit of first floor, 1-bedroom flat, allowing the rare opportunity for a 'live above' business opportunity

EPC: C

**TO LET: £20,000 pa**

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Company Registration No: OC442715



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### LOCATION

The property is located at the southern end of the High Street in this pretty market town, close to the main local shops and Waitrose. Edenbridge is serviced by two railway stations providing routes to London Victoria, London Bridge, Clapham Junction, Tonbridge, Redhill and subsequently Reading and Gatwick Airport. The M25 can be accessed from either Junction 5 at Sevenoaks (appx 9 miles) Junction 6 at Godstone (appx 10 miles). Gatwick Airport is approximately 15 miles drive.

### PREMISES

A two storey mid terrace double fronted traditional brick and tile period retail building with pavement frontage, next to on street parking, extremely convenient for customers wishing to stop and call in. To the rear, the building has generous storage space, that would be really useful in complementing the retail area. The first floor is a one bedroom flat with a separate living room, kitchen and bathroom, accessed from within the shop. (contained)..

### FLOOR AREAS

Ground Floor		
Retail	33.9 sq.m	365 sq.ft
Storage	28.0 sq.m	301 sq.ft
First Floor	30.0 sq.m	323 sq.ft.
Total	92.0sq m	989 sq ft

Approximate and for guidance only.

### RENT

£20,000 per annum payable monthly or quarterly in advance by standing order. There is no VAT on the rent.

### TERMS

Available to let on a new full repairing and insuring lease, to be contracted outside of the Landlord & Tenant Act 1954, for a term to be agreed, subject to contract and satisfactory references, rent/surety deposit and/or personal guarantee if required.

### RATING & COUNCIL TAX

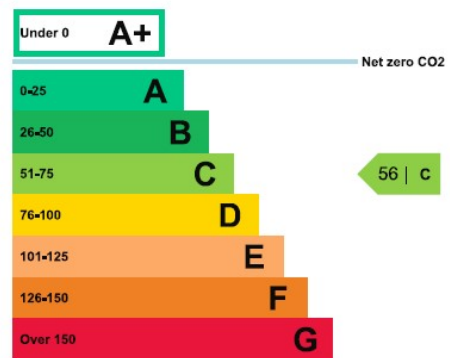
Assessed as 'Micro pub and Premises'. £6,600 from 1<sup>st</sup> April 2023. For a business satisfying the small business criteria there would be, zero rates payable. Regarding 91a High Street, this has a deleted Council Tax assessment for residential occupancy as Band B. This could be reinstated.

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

### ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

### VIEWING

strictly by prior appointment with DBLS.

**IMPORTANT NOTICE:** DBLS, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and DBLS have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



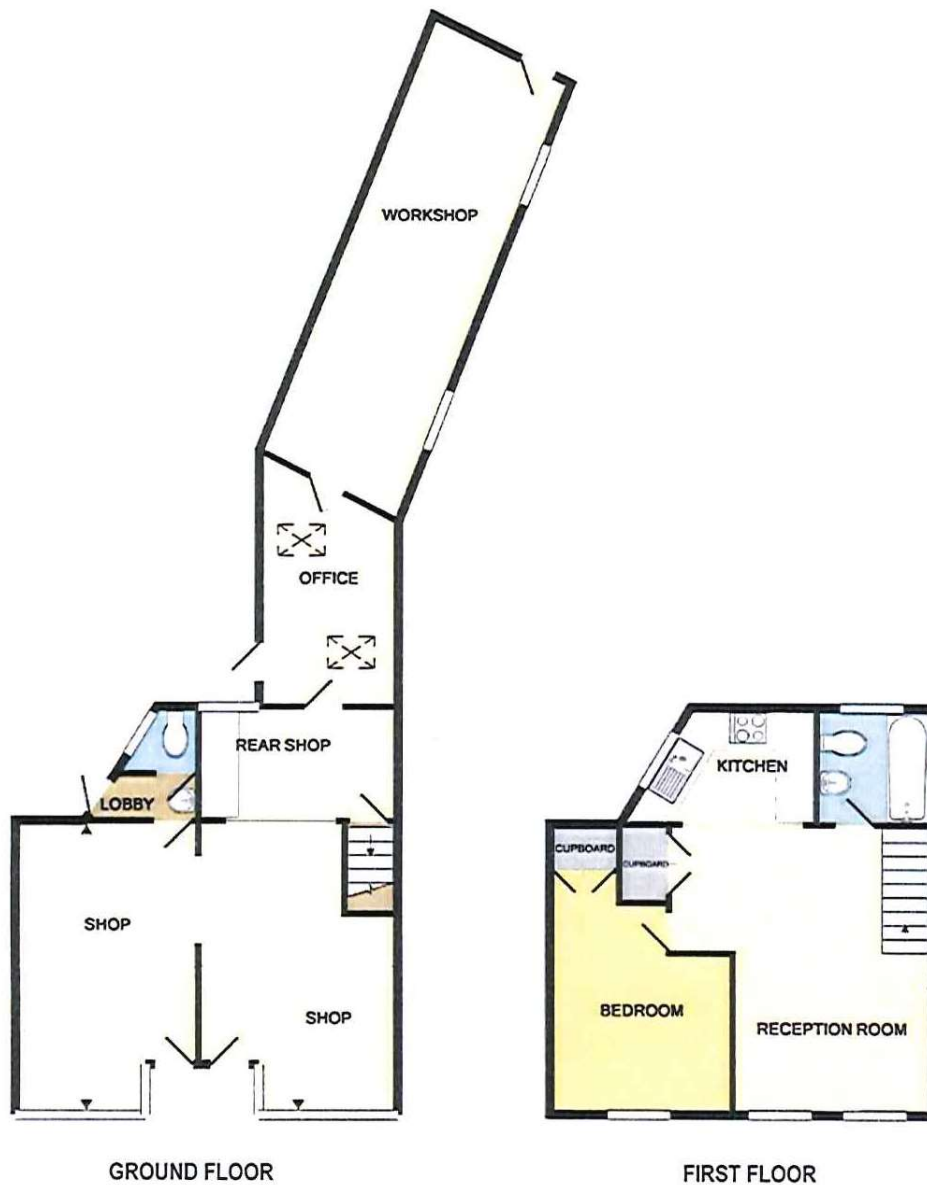
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NOT TO SCALE - FOR ILLUSTRATION ONLY

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