



Mixed-use commercial property with residential flat above, located in the centre of Riverhead High Street.

£425,000 Freehold



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

London Road, Riverhead, Sevenoaks



Bedrooms: 1



Bathrooms: 1



Receptions: 1

- Mixed used established investment
- Excellent central location in Riverhead
- Ground floor retail unit with road frontage
- 1st floor one bed flat with separate entrance
- Rear yard / parking
- 0.7 mile to Junction 5 M25
- 0.9 mile to Sevenoaks Main Line Station
- Total Annual income - £27,600



Situated on the outskirts of Sevenoaks in the highly desirable village of Riverhead, Kent, this attractive mixed-use property presents a rare opportunity to acquire a versatile residential and commercial investment in a thriving local community. Occupying a prominent position with excellent visibility and convenient access to Sevenoaks and surrounding transport links, the property comprises a ground-floor retail/commercial unit together with residential accommodation above. Offering flexibility for investors the property benefits from strong local amenities, consistent footfall, road frontage, and the enduring appeal of this sought-after Kent location.

COMMERCIAL UNIT

The ground-floor commercial premises extend to approximately 501ft² and benefit from both front and rear access. The unit is currently occupied by a well-established hair salon and is let on a Full Repairing and Insuring (FRI) lease at a rental income of £15,000 per annum. The lease was granted in June 2026 for a term of 6 years with a review in June 2029. Current business unaffected.

RESIDENTIAL UNIT

One bedroom first floor flat with sitting room, kitchen, double bedroom and shower room. Consistently let and managed by Cavendish since 1995. Currently let under Assured Periodic tenancy at £1,050pcm. (£12,600 per annum).

OUTSIDE

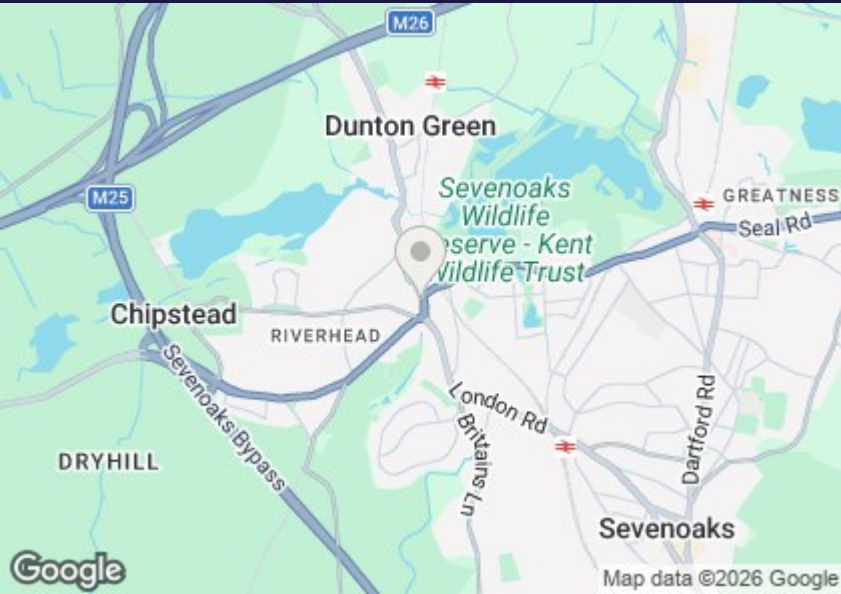
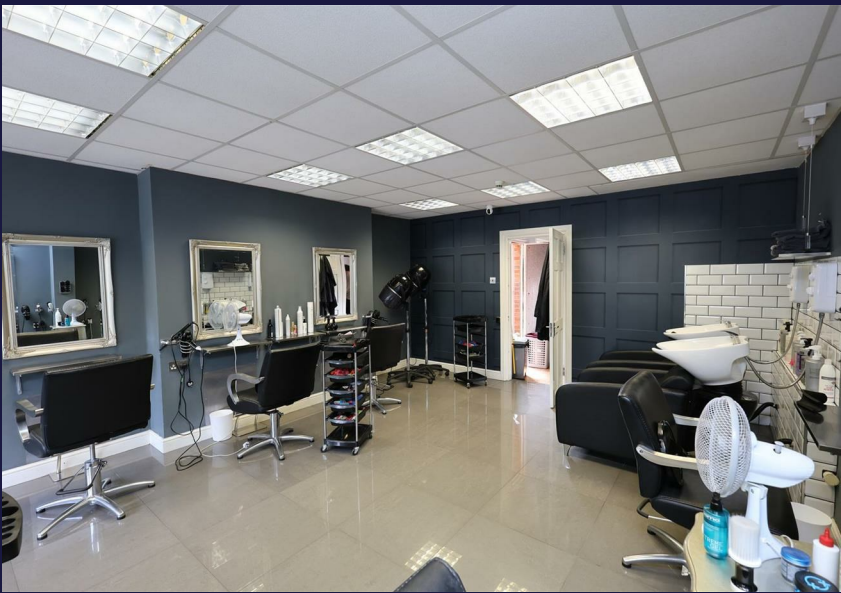
Access road to rear yard/parking space currently allocated to the residential tenant.

PLEASE NOTE

In accordance with the Estate Agents Act 1979, we disclose that the seller of this property is a connected person to the estate agency.

The property is being sold subject to the existing commercial lease. The sale will not affect the current tenant's business, which will continue to operate from the premises under the terms of the existing lease.



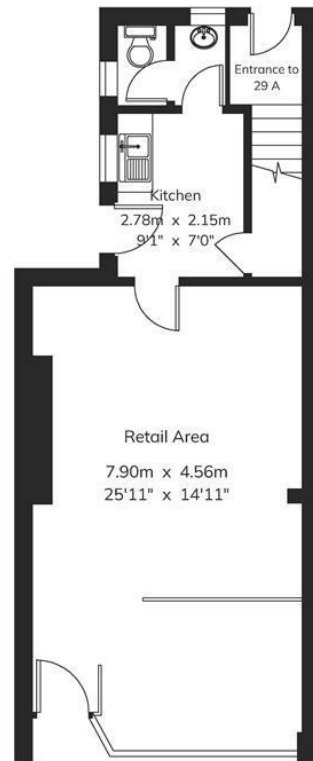


The property is located directly on Riverhead High Street, to the left of Riverhead library. The flat entrance is behind the property, via the access road to the right of Riverhead library.

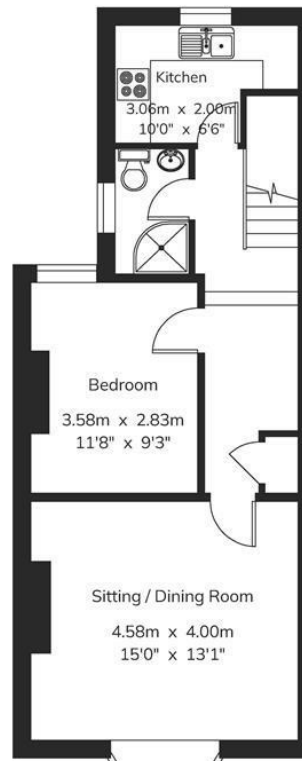


London Road

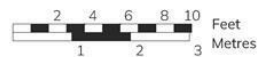
29 London Road - Gross Internal Area : 46.6 sq.m (501 sq.ft.)
29A London Road - Gross Internal Area : 51.7 sq.m (557 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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