

Ref: AGT/CJL/0:3647

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01889 875511 FAX: 01889 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

FREEHOLD FOR SALE

**REFURBISHMENT/REDEVELOPMENT OPPORTUNITY
FIRE DAMAGED OFFICE AND STORAGE BUILDING
PROMINENT LOCATION - YARD/PARKING
LESS THAN 1 MILE TO JUNCTION 4 - M25 MOTORWAY
APPROX 500 YDS TO KNOCKHOLT RAILWAY STATION**



**NORTHSIDE
LONDON ROAD, HALSTEAD, SEVENOAKS, TN14 7DT**

LOCATION: Situated in a prominent main road position with extensive frontage of approx 50m (approx 164ft) to London Road at the junction with Wheatsheaf Hill. Knockholt Railway Station offering regular services to Central London and Sevenoaks is approx 500 yards to the west, whilst junction 4 of the M25 London Orbital Motorway is less than 1 mile to the east.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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DESCRIPTION:

Northside comprises a total site area of approx 7,500sq.ft. with an extensive frontage to London Road. Upon the land are located a single storey office and storage building totaling approx 2,400sq.ft. (approx 217.96m²), with parking and yard areas. The building has been damaged by a fire that occurred in March 2009. The property is now available for refurbishment or, subject to the grant of planning permission, for redevelopment. We are advised that the last permitted use of the building was that as a builders offices and stores. The building is to be sold in its current condition.

ACCOMMODATION:

(with approximate floor areas)

The accommodation originally prior to fire damage comprised entrance lobby and reception area, 5 private offices and 2 storage areas, plus cloakroom/wc and kitchen area, plus conservatory.

Total floor area approx 2,400sq.ft. (217.96m²)

FREEHOLD PRICE:

£250,000

RATES PAYABLE:

We understand from a verbal enquiry of Sevenoaks District Council that the rates payable on the premises are £5,092.50 (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

VAT:

We are advised by our clients that VAT **will not** be payable upon the sale price under current legislation.

VIEWING:

**STRICTLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property