

**PRICED
TO SELL**

**NO
VAT**



INVESTMENT

OFFICE INVESTMENT – 1,664 SQ FT (154.6 SQ M)

Unit 3, East Point, High Street, Seal, Sevenoaks, Kent, TN15 0EG

ADJACENT UNIT 4 (VACANT) ALSO AVAILABLE

DESCRIPTION

East Point is a purpose-built office scheme constructed in the late 1980's. Each unit is held on a 999 year lease from 1991 and benefits from a share of the management company.

Unit 3 comprises the ground and lower ground floors of the mid-terrace unit.

The unit is allocated 6 parking spaces in the rear car park.

LOCATION

Seal is located approximately 2.5 miles east of Sevenoaks, on the A25. Road and rail connection are good, with Junction 5 of the M25 being approximately 4 miles to the west and the M26/M20 Junction is 5.5 miles east.

Sevenoaks Station provides direct services as follows:

- London Bridge: From 21 mins
- London Charing Cross: From 31 mins
- Tunbridge Wells: From 18 mins

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	843	78.3
Lower Ground Floor	821	76.3
TOTAL	1,664	154.6

LEASE TERMS

The property is let for a term from 1st July 2025 to 30th June 2028.

The rent of £28,642.50 per annum equates to £17.21 per sq ft.

Further detail on the lease provided overleaf.

THE TENANT

Details of the tenant entity and covenant are available upon request.

PROPOSAL

The property is offered for sale seeking Offers In the Region Of £235,000

This equates to an Initial Yield of 12.19% and a low capital value of £141 per sq ft.

DATA ROOM

To view the data room click [HERE](#).

VAT

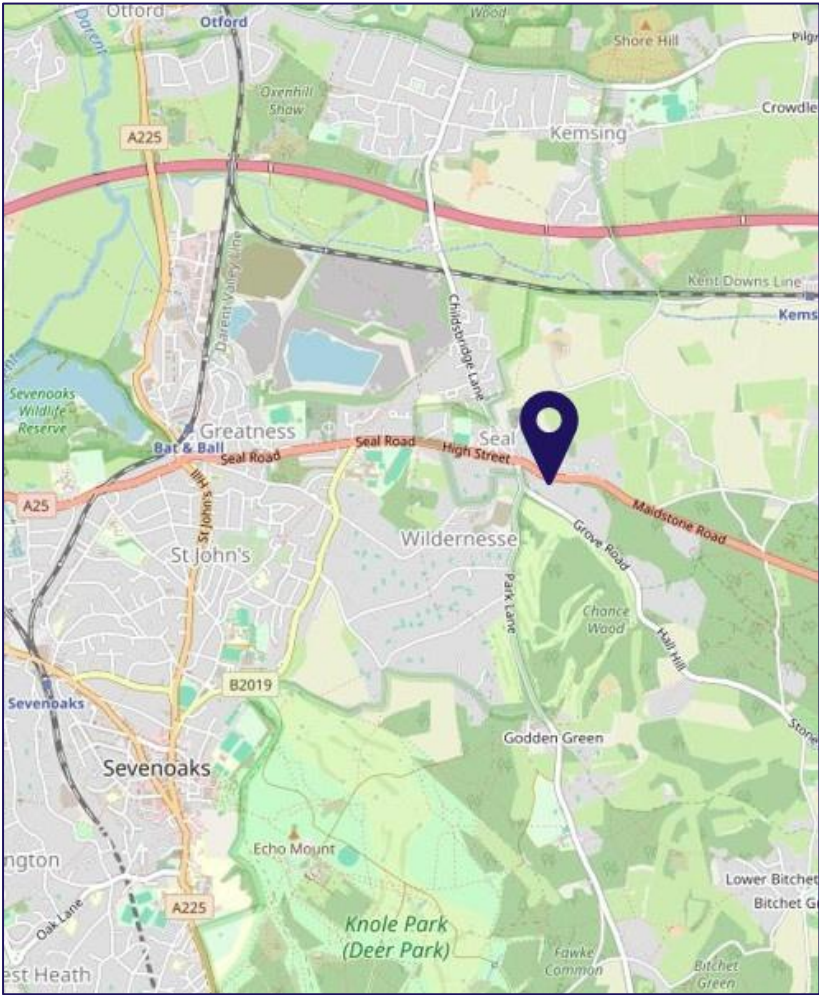
The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Unit 3 has an EPC: C rating.



VIEWINGS – 020 3763 7575

Thomas Tarnt: 07943 579296e: ttarn@shw.co.uk

Alex Thomsont: 07780 113019e: athomson@shw.co.uk

JOINT AGENT: Salisbury & Co - 01732 463 205 | neil@salisburyand.co

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



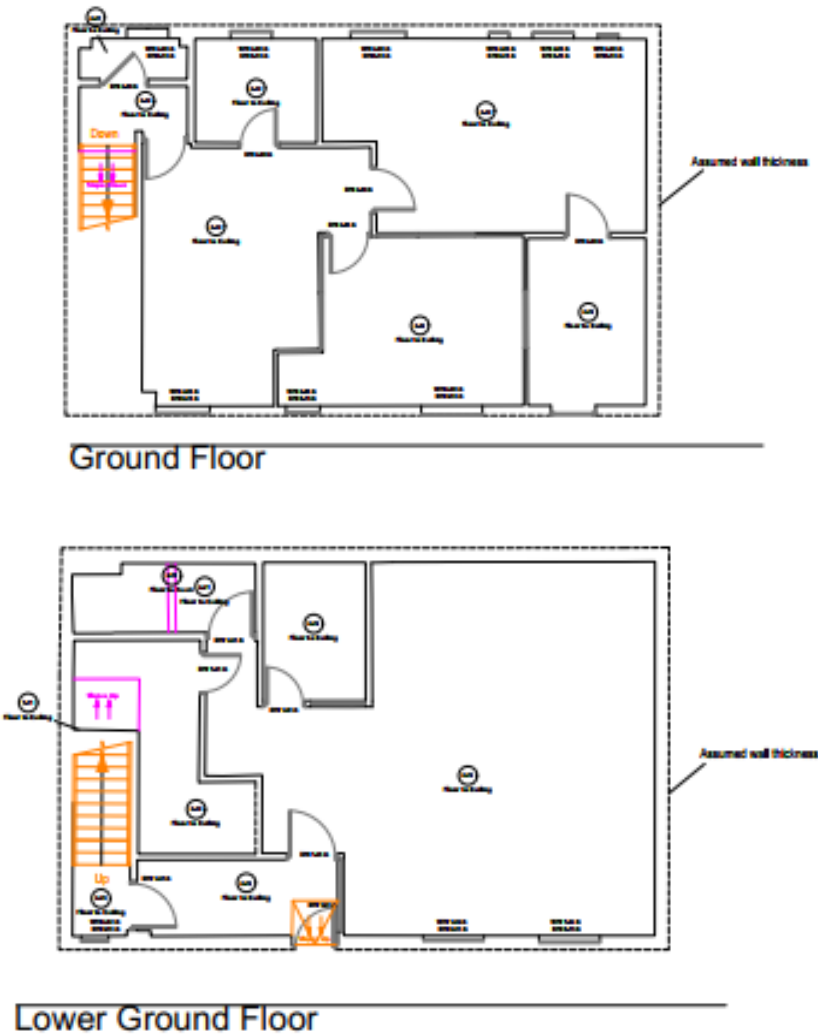
MAKING
PROPERTY
WORK

SHW.CO.UK

LEASE TERMS

HEADING	TERM
Demise	Unit 3, East Point, High Street, Seal, Sevenoaks
Tenant	Information available on request
Guarantors	Private individuals
Lease Term	3 years
1954 Landlord & Tenant Act	TBC
Start Date	1 st July 2025
End Date	20 th June 2028
Break Options	N/A
Annual Rent	£28,642.50, paid quarterly in advance
Rent Commencement	Rent commencement date 1 st July 2025
Rent Review	N/A
Service Charge	Recharged to the Tenant
Business Rates	Tenant pays all rates and taxes
Buildings Insurance	Recharged to the Tenant as an Insurance Rent
Utilities	Tenant pays all costs relating to electricity, gas, water, sewage and telecoms.

FLOOR PLANS



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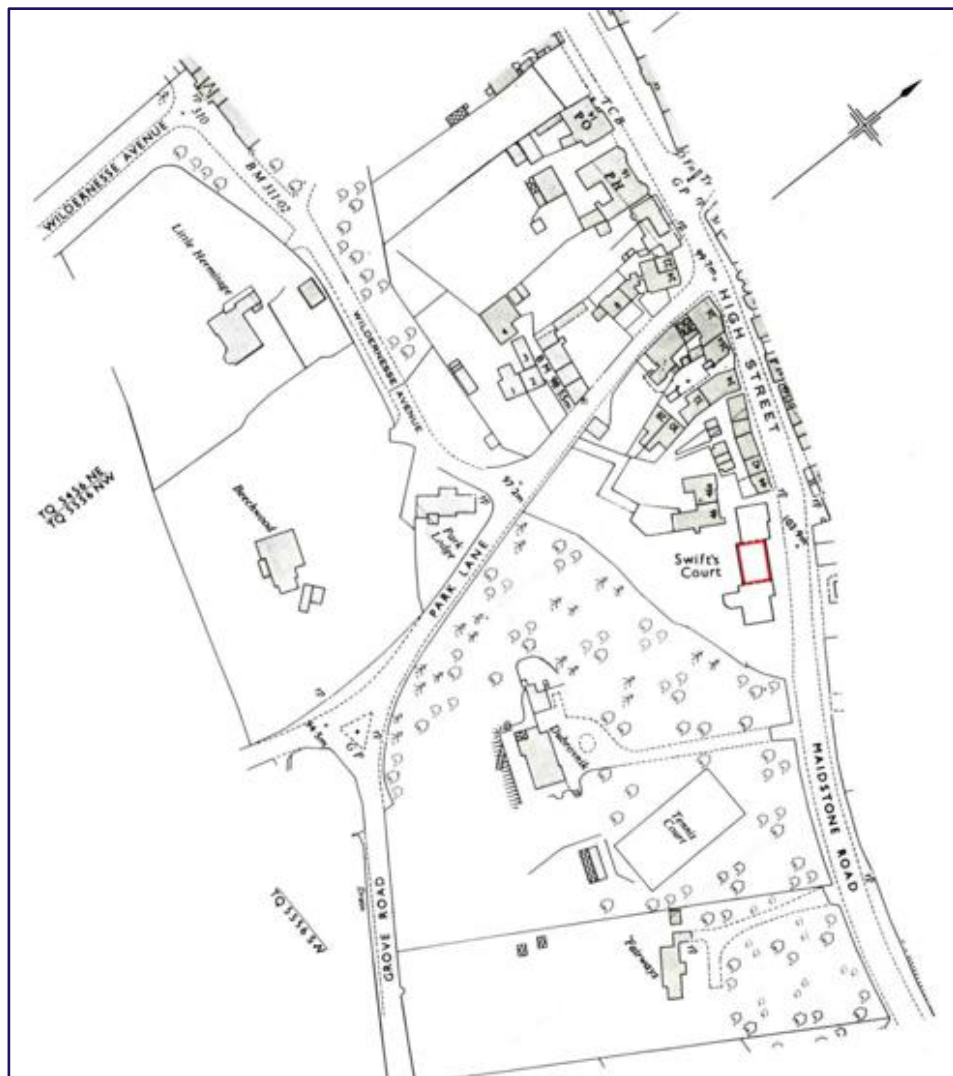
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TITLE PLAN - K713560



GALLERY



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