



SSM

Proxar IT Consulting
IT Support, Network Design, Data Centre and Office Network Support
www.proxar.co.uk Tel: 01782 663638

Smart Services

Network and System Configuration

Consulting and Support for following Vendors

IT Support

Data Centre and Office Network Support

Microsoft

PCI DSS Compliance

Cisco

Network Design

FS

Red Hat

IT Project Management

Resiliency Design and Implementation

Vulnerability Scans

IT Strategy Consulting

Cloud Services

Wireless Networks

Network and Systems Redundancy

Penetration Testing

Data Centre Hosting

Security Audits

Office and Data Centre Procurement

www.datacentreshop.co.uk

Data Centre Network Management

PCI DSS Accreditation

Cisco, FS & Red Hat Consulting

FOR SALE

**VIRTUAL FREEHOLD INVESTMENT
UNIT 1, 205 LONDON ROAD, SEVENOAKS, TN13 1DW**

est. 1828
bracketts

EXECUTIVE SUMMARY

- VIRTUAL FREEHOLD INVESTMENT SALE
- AFFLUENT KENT COMMUTER TOWN
- ADJACENT TO TRAIN STATION
- INCOME PRODUCING
- LET TO PROXAR LTD

Subject to contract and proof of funds

LOCATION

The property is situated on the western side of London Road, just a few yards from Sevenoaks Mainline Station, which provides a fast and frequent train service to central London stations, London Bridge, Cannon Street, Waterloo East and Charing Cross, with a minimum journey time to London of approx. 25 minutes.

Sevenoaks town centre is within around 500 yards to the south, providing a range of shops and other amenities.

Other neighbouring occupiers in the block include Niihaw restaurant and Sew Perfect. There is a further retail parade located directly opposite the property.

DESCRIPTION

The property comprises one of four commercial units in a block comprising commercial use to the ground floor with apartments over upper floors.

The unit provides open plan office accommodation with one private office behind fully glazed partition. There is also a partitioned tea-making area with worktop and sink unit and a WC.

The unit benefits from three all mounted air conditioning units as well as a gas fired boiler providing under floor heating throughout.

GUIDE PRICE

Offers in the region of £230,000

VAT

We are informed VAT is not currently applicable.

TENANCY

The ground floor is let to Proxar Limited, by way of an internal repairing and insuring lease expiring in January 2028. The lease is on terms outside the Landlord and Tenant Act 1954.

The current rent is £15,600 per annum, payable quarterly in advance.

TENURE

Available on a virtual freehold basis by way of a new lease to be granted for a term of approx 109 years at a peppercorn ground rent, subject to the occupational lease to Proxar Ltd.

PLANNING

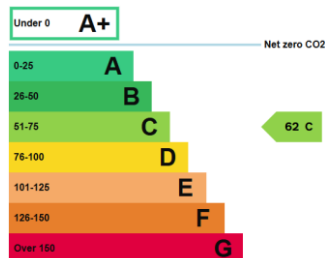
We are led to believe that the ground floor benefits from Class E use. Interested parties are advised to make their own enquires with the local planning authority.

BUSINESS RATES

From the VOA website, the retail unit has a description of “Offices and premises” with a rateable value of £17,250.

EPC

62C



Important Notice

bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

TENANT INFORMATION

Proxar Ltd T/A incorporated on 7th November 2008. Proxar are an established IT Solutions firm with another office in London.



FLOOR AREA

The unit has an approximate floor area of 61.5 sq m (662 sq ft) measured on a Net Internal basis.

LOCAL AUTHORITY

Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

FURTHER INFORMATION & VIEWINGS

For further information or to arrange an inspection, please contact sole selling agents BRACKETTS

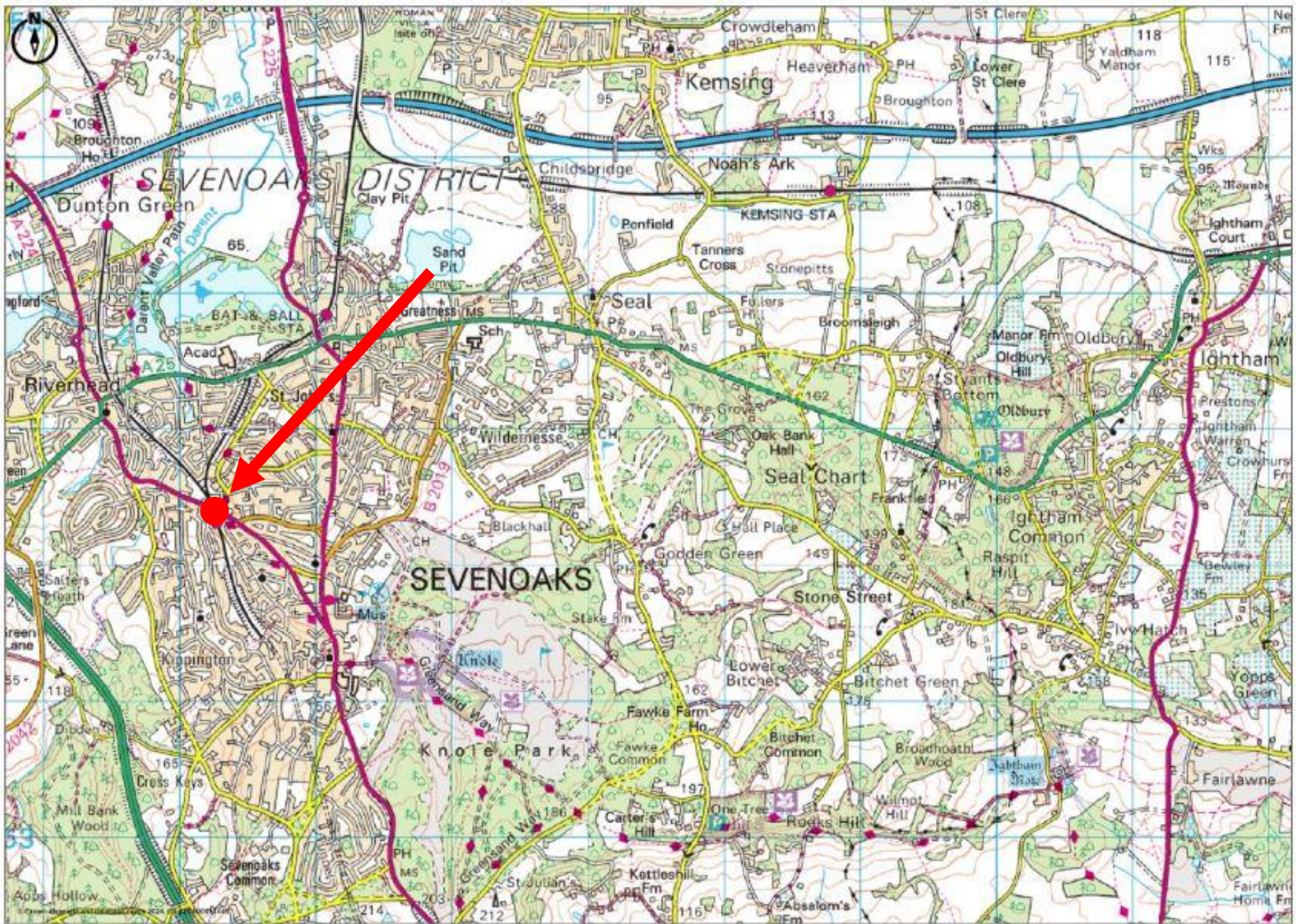
01732 350 503

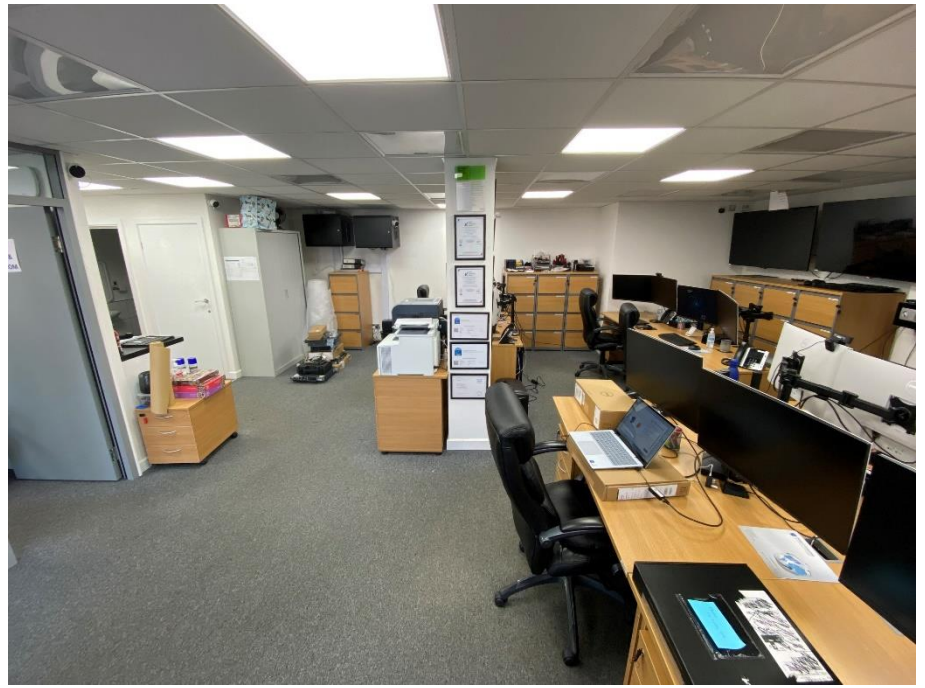
Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk



Subject to contract and proof of funds





FOR SALE

**VIRTUAL FREEHOLD
INVESTMENT**

APPROX 65.1 SQ M (662 SQ FT)

**UNIT 1
205 LONDON ROAD
SEVENOAKS
TN13 1DW**

 CoStar AWARDS

WINNER

2024 ANNUAL AWARDS

TOP AGENCY

bracketts est. 1828

132 High Street
Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,

Tunbridge Wells, Kent

Tel: (01892) 533733

