



SEVENOAKS GARDEN CENTRE

DRYHILL LANE, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ED

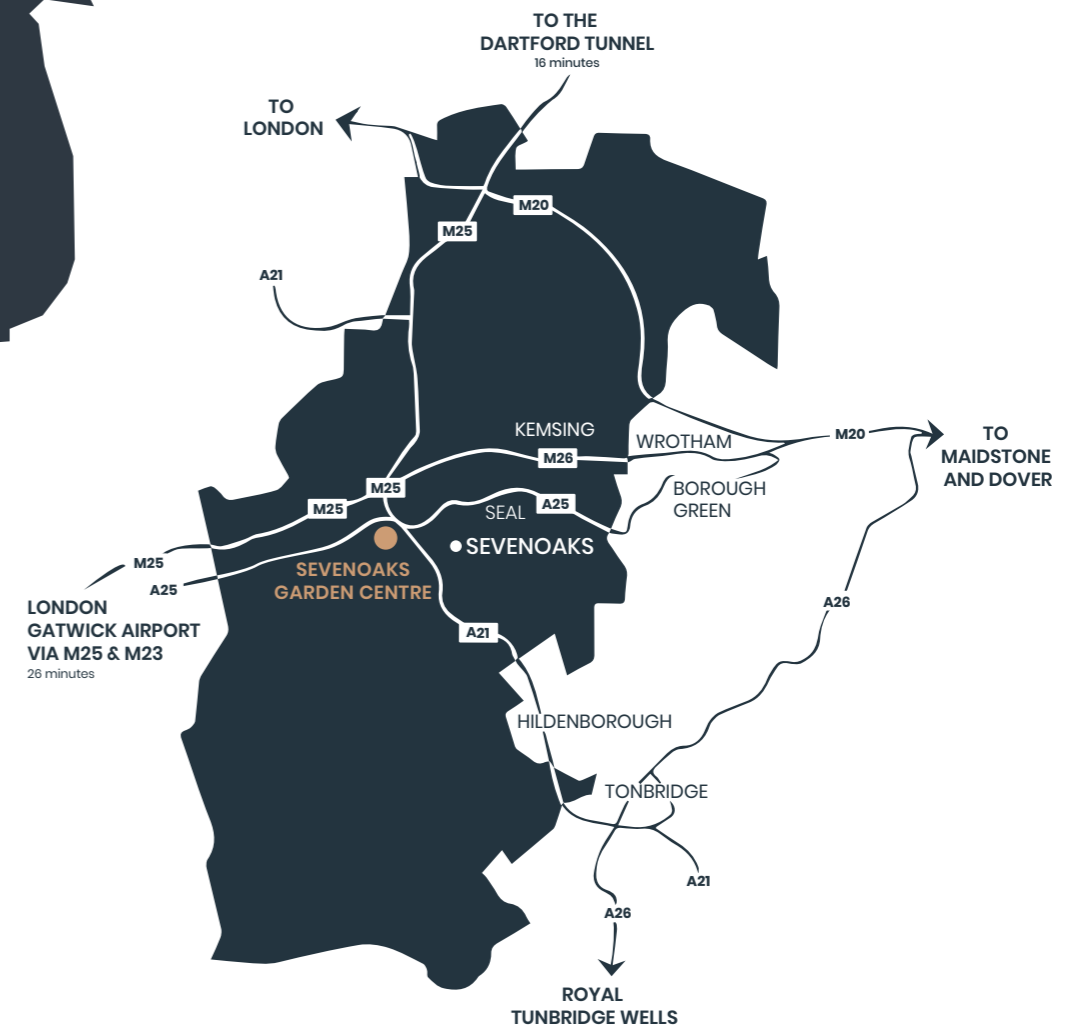
FOR SALE

- Approx. 4.4 acres (1.8 hectares) of income producing strategic land
- Intersection of M25 (jct 5) and A21
- Direct frontage onto the A25
- Allocated in draft Local Plan

SUMMARY

- Approx. 4.4 acres (1.8 hectares)
- Current Income of £239,475 per annum
- Adjacent to intersection of M25 (jct 5) and A21
- Approx. 26,015 sq ft (2,416 sq m) of built form
- Allocated in draft Local Plan for B1a use
- Direct frontage onto the A25
- 2.5 miles (4 km) approx. west of Sevenoaks town centre
- Affluent West Kent town





LOCATION

Located at the intersection of junction 5 of the M25 and A21, with direct frontage onto the A25, approx 2.5 miles (4 km) west of Sevenoaks town centre.

23 miles (37 km) south east of central London.

Situated at the junction of London Road (A25) and Dryhill Lane, approx. 250 yards from M25 (jct 5) and A21.



TRAIN SERVICES

Sevenoaks - London Bridge

23 MINUTES

Sevenoaks - London Charing Cross

36 MINUTES

Sevenoaks - London Cannon Street

38 MINUTES

Sevenoaks - Ashford International

47 MINUTES



SEVENOAKS GARDEN CENTRE

2.7 MILES
to Sevenoaks High Street

22 MINUTES
to Tunbridge Wells

0.2 MILES
to the A21

16 MINUTES
to the Dartford Tunnel

18 MINUTES
to Bluewater

0.2 MILES
to M25, Junction 5



26 MINUTES
(21.8 MILES)
to London Gatwick Airport

44 MINUTES
(44.7 MILES)
to Heathrow Airport

52 MINUTES
(50.2 MILES)
to Stansted Airport

27.9 MILES
to Central London
(Trafalgar Square)

28 MILES
to Canary Wharf



SEVENOAKS
GARDEN CENTRE

THE GARDEN OF ENGLAND

Sevenoaks is located in Kent which is affectionately known as The Garden of England. Full of rolling hills, coastal views and beautiful scenery it is popular with residents and tourists alike.



KNOLE PARK

Sevenoaks is centered around Knole Park, a 1,000 acre woodland and the historical Knole House that dates back to the 17th century. Home to a 350-strong deer herd the park allows people to witness them in their natural habitat.



MARKET TOWN

Sevenoaks High Street hosts a variety of retail and dining options, from everyday favourites like Marks & Spencer and Waitrose, to independent boutique shops. Every Wednesday there is a market that sells a range of fruit and vegetables, meat and fish, plants and flowers, and accessories.



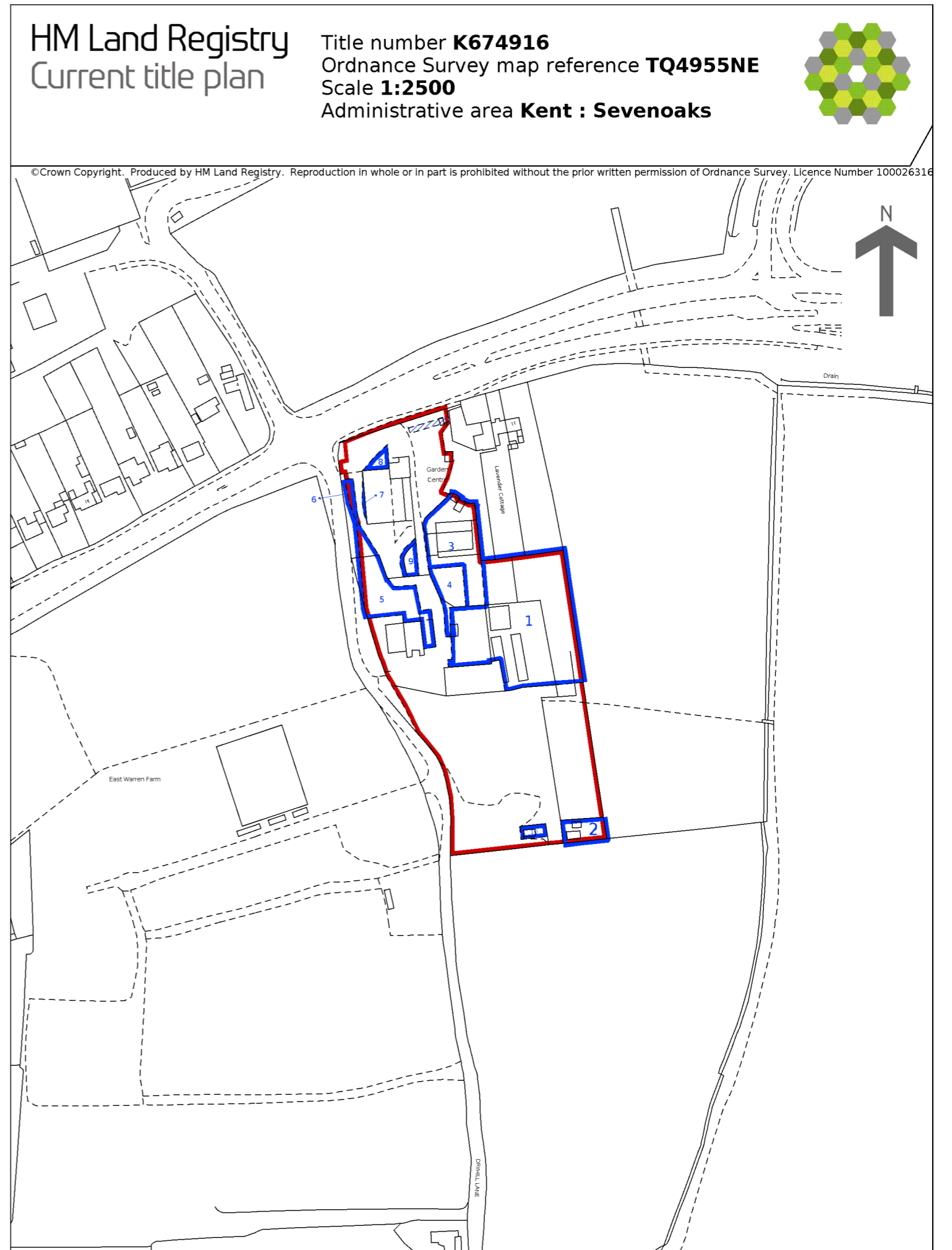
COMMUTABILITY & SCHOOLING

Sevenoaks is a key location to access London with frequent train services to the capital. It is a popular commuter town due to its excellent connectivity. As well as being accessible, Sevenoaks also has a number of high performing schools and private schools, from nursery to secondary age.



SITE AREA

- Site size is approx. 4.4 acres (1.8 hectares)



DESCRIPTION

The site has a wide frontage directly onto the A25, with further vehicular access from Dryhill Lane.

The site is presently multi-tenanted, with a mix of occupiers and uses taking place, including retail.

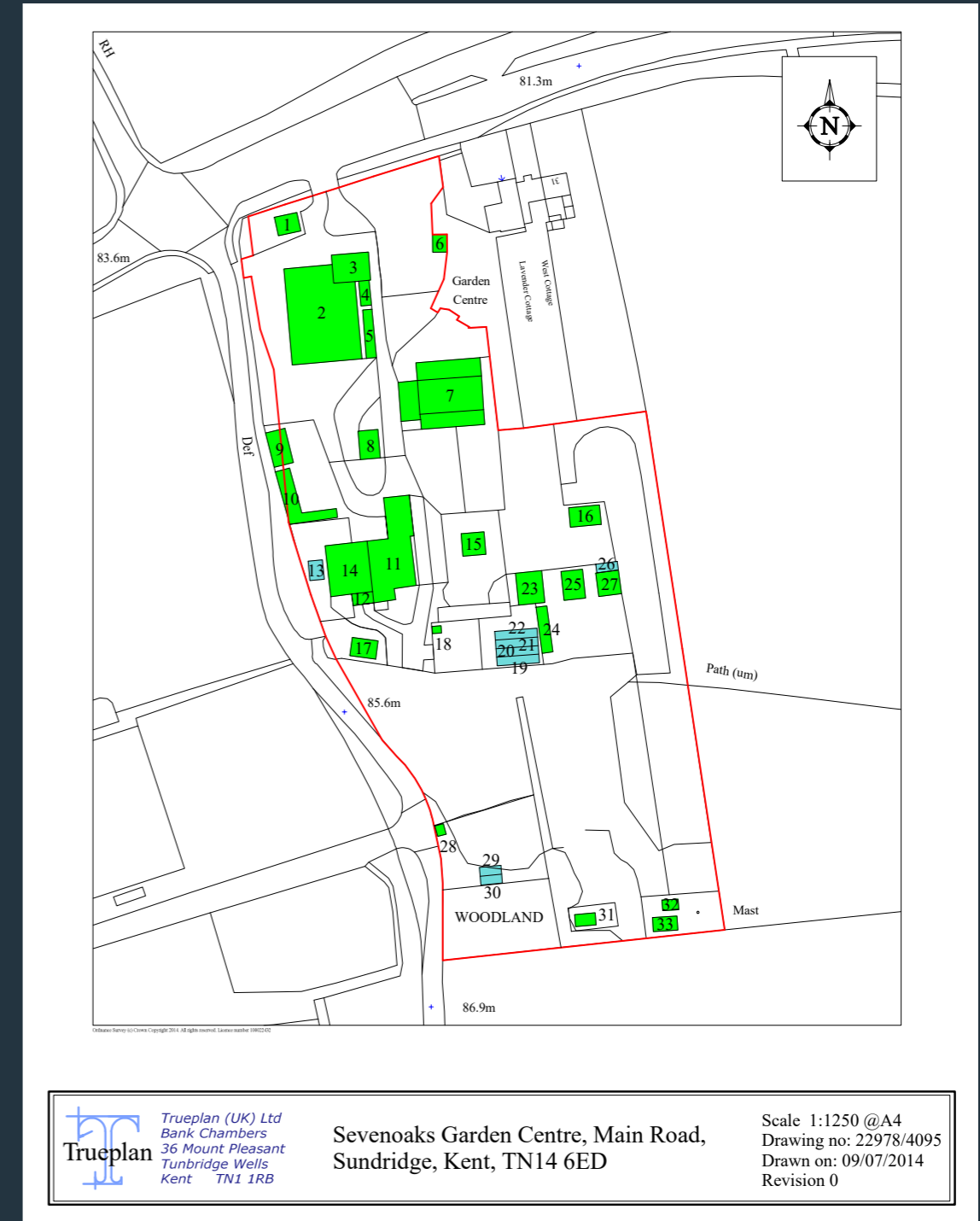
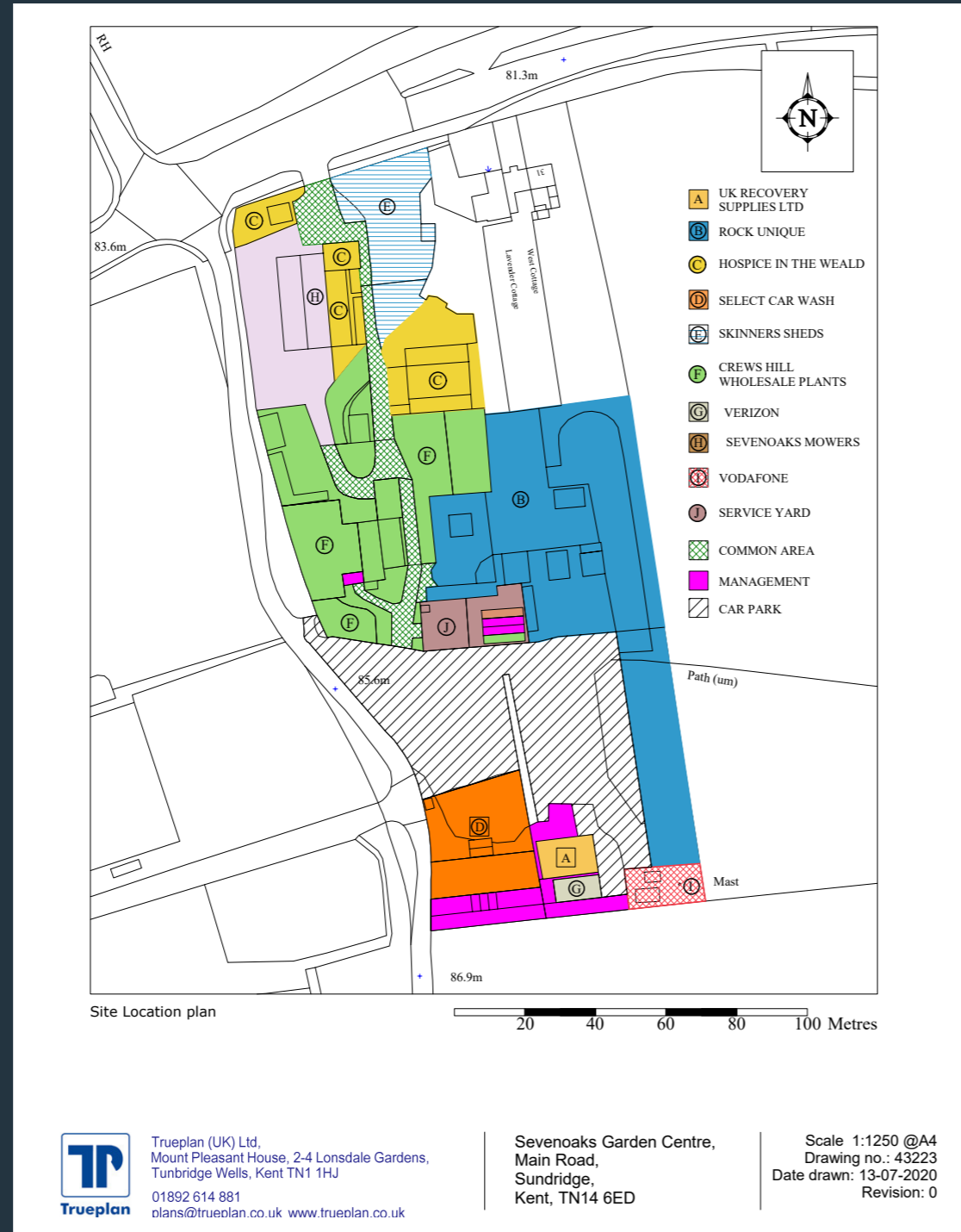
There is a range of predominantly single-storey buildings on site totalling approx. 26,015 sq ft (2,416 sq m), mainly situated at the front and middle section of the plot. Towards the rear of the site there is a large communal car park area and a car wash business operating from a small section of the tarmacked area. At the top end of the site there is also some open storage land, a telecoms mast and a fibre cabinet.



TENANCIES

Lease Plan Reference	Tenant	Building, covered areas and storage numbers	Sqft (GEA unless otherwise stated)	Sqm	Lease Start date	Lease End date	Break clause	Notice	Rent	Outside Landlord & Tenant Act 1954?	Comments
A	UK Recovery Supplies Ltd	N/A Open Storage			01.01.2018	31.12.2022	Tenant from 1 January 21 Landlord from 1 January 21	12 months	£9,600	Y	Rising to £10,200 in 2021
B	Rock Unique Ltd	15 16 23 24 25 26 27	426 492 688 415 512 153 276	40 46 64 39 48 14 26	01.01.2018	31.12.2022	Tenant from 1 January 21 Landlord from 1 January 21	12 months	£58,925	Y	Rising by £1000 each year
C	Hospice in the Weald	1 2 RHS (*size is GIA) 3 4 5 7	356 1562 856 213 383 4341	33 145 79 20 36 403	01.02.2018	31.12.2022	Tenant from 1 February 21 Landlord from 1 February 21	12 months	£40,000	Y	
D	Gentian Hoxha	28 29 30	76 156 156	7 14 14	01.01.2018	31.12.2023	Landlord from 1 February 21	12 months	£16,000	Y	
E	Skidders Sheds	6	208	19	01.01.2018	31.12.2022	Landlord from 1 January 21	12 months	£16,000	Y	
F	Crews Hill Wholesale Plants	8 9 10 11 17 19 13 14 22	465 574 918 3758 391 303 227 2116 303	43 53 85 349 36 28 21 196 28	01.01.2018	31.12.2022	Tenant from 1 January 21 Landlord from 1 January 21	12 months	£30,000	Y	Lease silent on date for exercise of the break clause
G	Verizon	31	202	19	18.08.2017	17.08.2027	Tenant on 18 August 21 for break date 18 August 22	12 months	£11,000	N	
H	Sevenoaks Mowers	2 Centre (*size is GIA) 2 LHS (*size is GIA)	1823 1846	169 171	13.10.2017	31.12.2022	Tenant from 1 January 21 Landlord from 1 January 21	12 months	£28,000	Y	
I	Vodafone	32 33	141 278	13 26	19.08.2011	18.08.2026	Tenant only anytime	6 months	£3,950	N	
Licences											
J	Stella Quayle	14 First floor	1401	130					£6,000	Y	Storage
Totals			26015	2416					£239,475		

TENANCY PLAN & BUILDING PLAN



PLANNING

Local Planning Authority is Sevenoaks District Council.

The site is included in Sevenoaks District Draft Local Plan, reference EMP1-27 of B1a uses.

The site is considered suitable for a variety of alternative uses including residential, industrial, care homes etc, subject to planning.

The site sits within the greenbelt and an Area of Outstanding Natural Beauty but considered previously developed brownfield land.

Site Address	Sevenoaks Garden Centre, Main Road, Sundridge
Site Ref	EMP1 - 27
Town/Parish	Chevening



Land Use	Employment B1a
Developable area (ha)	1.68ha
Density (DPH)	N/A
Site capacity (units)	B1a
Phasing (years)	1-5 years

Design Guidance	<ul style="list-style-type: none"> - Careful design and layout to conserve and enhance character of the AONB - An assessment of the impact on the Source Protection Zone will be required with the planning application - A landfill assessment to be submitted with the planning application - A contamination assessment to be submitted with the planning application
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DATA ROOM

A data room has been set up to provide further information including:

- Title & legal information
- Topographical survey
- Further photographs
- Energy Performance Certificates
- Asbestos surveys
- Bid Proforma
- Sample Heads of Terms

For access to the data room please contact:

Emma Wilson

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IMPORTANT NOTICE The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd, Hurst Warne nor any of their respective employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

PROPOSAL

Unconditional offers for the freehold title are invited and preferred. Subject to planning offers would be considered.

VAT

VAT is payable in addition to the purchase price.

ENERGY PERFORMANCE CERTIFICATE

Available on application.

VIEWINGS

Viewings are strictly by appointment. Please contact the joint sole agents:



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