



James ashley
commercial
property consultants

1 & 2 The Square, High Street | **Hadlow** | **Kent** | **TN11 0DD**
MIXED-USE INVESTMENT FOR SALE

1 & 2 The Square, High Street | Hadlow | Kent | TN11 0DD | FREEHOLD INVESTMENT

- ground, first & second floors, garages & car park
- shops let to a bakery & barbers
- vacant self-contained offices (erv £20,000 pa)
- total building size: 176.05 m² (1,895 ft²) approx.
- current rental income: £16,000 per annum
- price: £550,000 freehold

DESCRIPTION

Detached mixed-use period building arranged over three floors. Shop number 1 is let to The Village Bakers and shop number 2 is let to Marmaris Barbers. The self-contained first and second floor offices above are currently vacant (estimated rental value to be £20,000 per annum) and has the potential to be converted into residential, if required.

There is also a sizeable rear car park and two garages.

LOCATION

The building is situated in a prominent position on The Square/High Street (A26), between Church Street and Court Lane in the centre of Hadlow village in Kent.

Neighbouring occupiers include a hair dressers, pharmacy, grocery store, post office, beauty salon, fish & chip shop, antiques shop and dental practice.

Tonbridge mainline railway station is approximately four miles away, providing services to London Victoria, London Bridge, Redhill, Ramsgate, Folkestone and Hastings. There are also buses serving the area located on The Square nearby.

ACCOMMODATION

Shop at no. 1 The Square	34.37 m ²	370 ft ²	
Shop at no. 2 The Square	32.05 m ²	345 ft ²	
First Floor Offices	59.46 m ²	640 ft ²	
Second Floor Offices	50.17 m ²	540 ft ²	
TOTAL	176.05 m²	1,895 ft²	N.I.A.

NB: There is also a rear car park and two garages included.

TENURE

Freehold. We are advised that the two shop leases/tenancy agreements have expired and the tenants are now currently 'holding over'. Contact us for further information.

FURTHER INFORMATION/VIEWINGS

Contact the vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell



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