



Investment Opportunity with Development Potential
(Subject to Necessary Consents) in Central
Sevenoaks Location

8, 10, 12 and 14 South Park,
Sevenoaks, Kent TN13 1AN

Property Description

Location

The property is located in a prominent position on South Park, in the centre of Sevenoaks, a popular and affluent town in Kent.

With a range of amenities including shops, restaurants, cafés, a pharmacy and other services within easy walking distance.

Sevenoaks railway station is approx. 0.7 miles away and provides regular services to London Bridge, Charing Cross and Cannon Street, with journey times to London Bridge from around 24 minutes.

The property has good road connections via the nearby A21 providing access to the M25 motorway network.

Description

The property comprises 3 commercial units.

Units 8-10 South Park comprises a Retail Area, WC and Storage area. Unit also has rear exit. Approx. GIA 675 sqft.

Unit 12 South Park - comprises a Retail Area, Store room and WC. Unit also has rear exit. Approx. GIA 528 sqft.

Unit 14 South Park - comprises a bar, seating area and WC. Unit also has covered courtyard. Approx. GIA 412 sqft.

Tenure

Freehold subject to existing occupational leases.

VAT

Not Applicable

Business Rates

Please rely upon own enquiries of the Valuation Office Agency or local Rating Authority

Guide Price

£650,000

Method of Sale

Offers are invited by way of Private Treaty (subject to contract.) All offers should be submitted in writing to joint agents RPC Land & New Homes or Sheffords Chartered Surveyors.

Service Charge

Informal / ad hoc

Planning

The property offers potential for a variety of uses, subject to satisfactory planning permission (STP).

Viewing

Strictly by appointment through joint agents RPC Land & New Homes or Sheffords Chartered Surveyors.

Subject to Contract and Proof of Funds

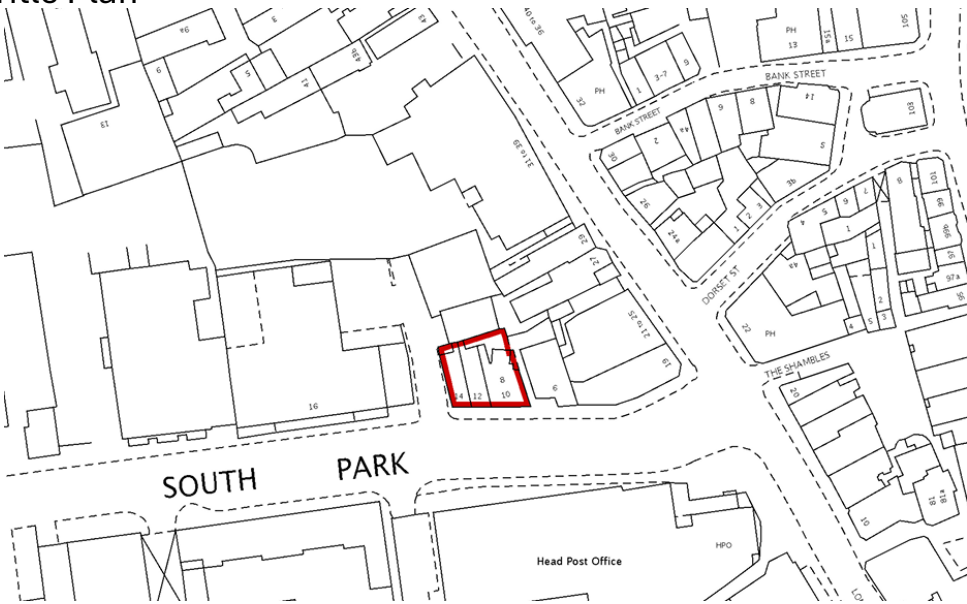
Additional Information

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

Tenancy Schedule

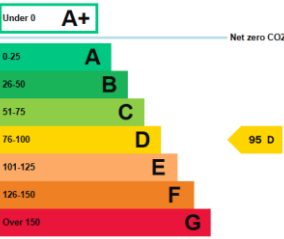
Property	EPC	Current tenant	Use by Tenant	Annual Rent	Type of Lease	Current Lease End	Notes
8-10 South Park	D 95	Private Individual	Tanning Salon	£15,000 pa	Inside 1954 LTA	Holding over	The term expired
12 South Park	D 88	Auto Amor Ltd	Proposed Art Galary	£7,500 pa	Excluded 1954 LTA	January 2028	Principal Rent payable from November 2026
14 South Park	B 36	Private Individual	Café / Bar	£8,000 pa	Excluded 1954 Act	August 2026	

Title Plan

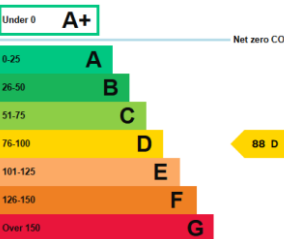


EPC

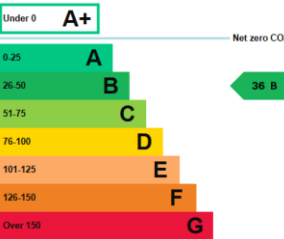
8-10 South Park



12 South Park

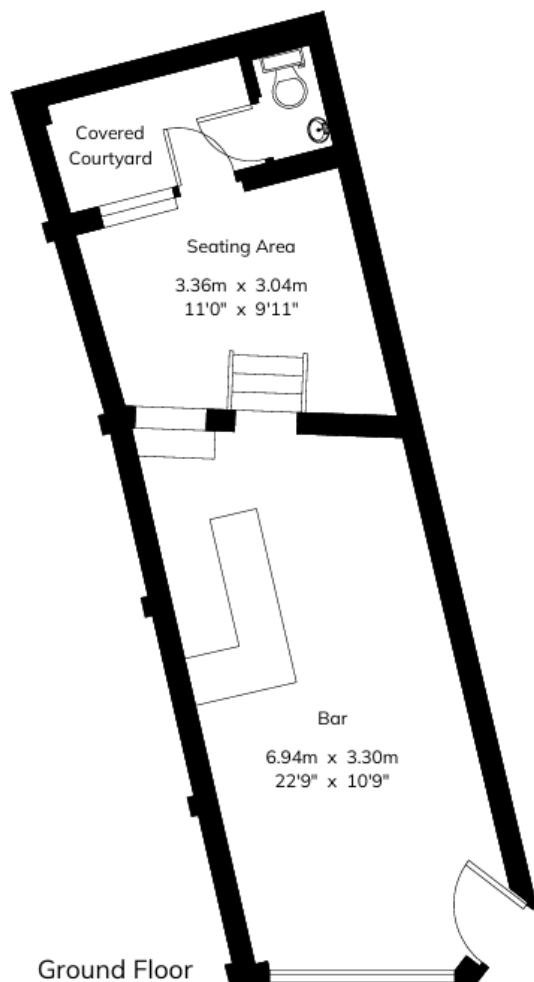


14 South Park



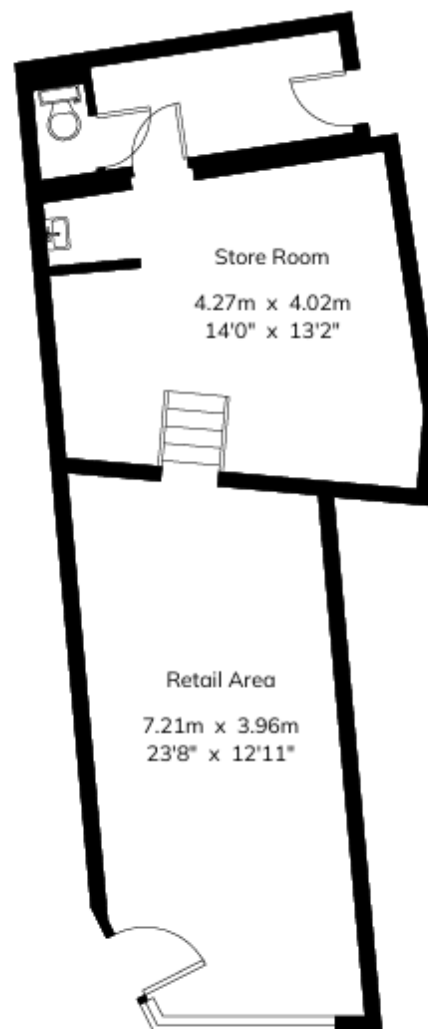
Floorplans

Floorplans are provided for indicative purposes only. All measurements are approximate. The relative positions of the shops shown do not reflect their actual locations.



Unit 14 South Park

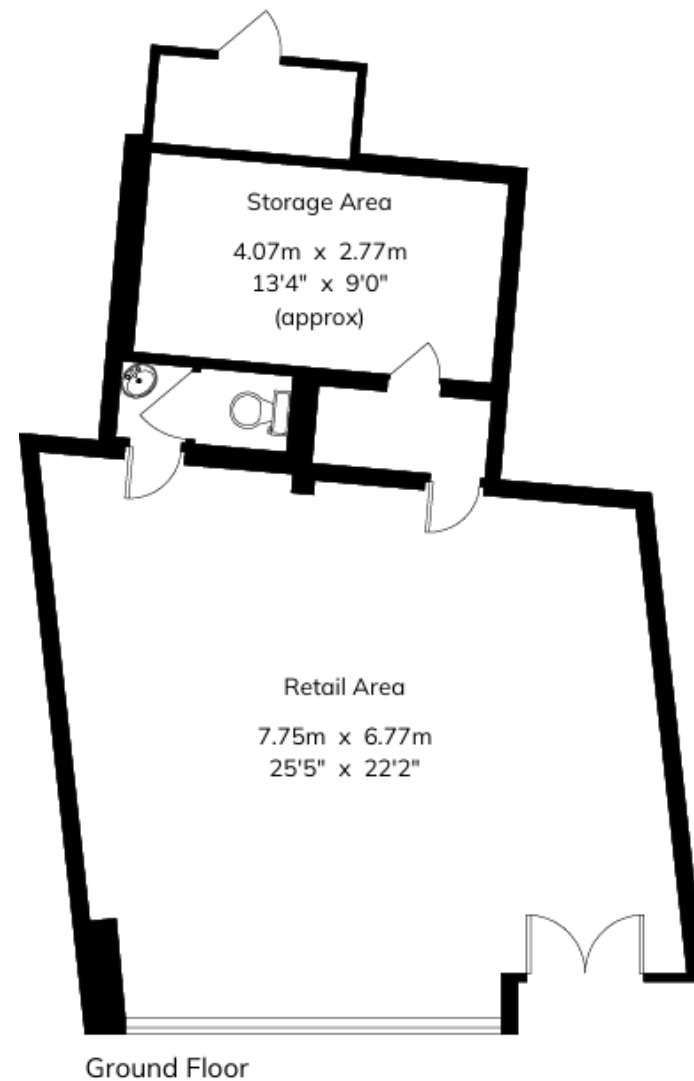
Gross Internal Area : 38.3 sq.m (412 sq.ft.)



Ground Floor

Unit 12 South Park

Gross Internal Area : 49.1 sq.m (528 sq.ft.)



Ground Floor

Units 8-10, South Park

Gross Internal Area : 62.8 sq.m (675 sq.ft.)

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