

# RADFORDS

## ESTATE AGENTS

### 5 CHURCH HILL COTTAGES, HIGH STREET, STAPLEHURST, KENT, TN12 0AX



**PRICE £235,000 FREEHOLD**

Situated in the old original heart of the village of Staplehurst, an opportunity to acquire freehold premises with part-investment property on the ground floor with first floor potential conversion to either residential use, subject to planning, or with the benefit of the existing planning permission for office use

Believed to date back to the early days of the village, there is a wealth of exposed oak and beams. Generally, the property is in first rate condition throughout. The property is Grade II Listed.

The ground floor accommodation will be sold, subject to a 20-year lease from the 1<sup>st</sup> September 2014 expiring in 2034 producing a rental income of £6,000 per annum with rent reviews every 5 years. Currently let to a local optician's practice.

The property is offered for sale at an asking price of £235,000 Freehold and subject to the ground floor premises lease.

**AGENTS NOTE:** due to the nature of the historic building structure generally, the property is sold freehold but there is a small element of flying freehold in the attic area of the property.

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### VIEWING

Strictly by appointment through the Agent as above.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.

*The accommodation with approximate dimensions comprises:*

### GROUND FLOOR

The currently let ground floor area is split into several rooms with toilet and kitchen facilities and electric heating. Overall measurements: 27'4" x 19'3".

### FIRST FLOOR

The first-floor accommodation is approached via a side entrance with small entrance vestibule with carpeted stairway to first floor.

### REAR ROOM

20'5" x 13'3" narrowing to 12'8". Window to rear with venetian blind. New carpeting. Night storage heating.

### FRONT ROOM

15'3" x 9'0". Window to front. Venetian blind. Newly laid carpeting. Night storage heating.

### FURTHER FRONT ROOM

11'5" x 10'3" narrowing to 6'1". Window to front. Fitted carpet. Night storage heating.

### KITCHENETTE AREA

Sink. With access off to:

### SPACIOUS CLOAKROOM

WC. Hand wash basin. Electric water heater.

### AGENTS NOTE:

It is considered that the premises offer the opportunity to convert to a residential first floor unit with very little expense.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*