



Ibbett Mosely

44 A High Street, Sevenoaks, TN13 1JG



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### A GRADE II LISTED FLYING FREEHOLD VACANT SHOP UNIT LOCATED ON SEVENOAKS HIGH STREET OFFERING VACANT POSSESSION

- Grade II listed
- 2 Ground Floor Reception Rooms
- WC
- Commercial Shop
- Storage Room
- Inner Hallway
- High Street Location
- First Floor Reception Room
- Vacant Possession

A GRADE II LISTED VACANT SHOP UNIT LOCATED ON SEVENOAKS HIGH STREET WITH FIRST FLOOR SPACE

GUIDE PRICE: £225,000 FREEHOLD

#### SUMMARY

COMMERCIAL PROPERTY WITH CLASS E USE IN GOOD HIGH STREET LOCATION LOCATED AT THE SOUTHERN SIDE Comprises an attractive, self contained two-storey shop unit with frontage to the High Street and first floor reception room

Ground Floor - Previously let to AN ESTATE AGENT AND FINANCIAL ADVISOR the property Comprises a front sales area with steps up to a inner hallway with sink and cupboard, store room, WC with wash hand basin and rear reception room with first floor reception area offering 683 sq ft AND RATEABLE VALUE Current rateable value (1 April 2023 to present) £5,600

#### LOCATION

The property is situated in the heart of Sevenoaks town centre.

The town centre benefits from a strong mix of national and independent retailers, restaurants and coffee shops. The town is home to several markets including a market every Saturday that stretches the entire length of the High Street which compliments the retail offering and draws many visitors from the local area.

National retailers nearby the property include M&S, Amazon Fresh, Cote Brasserie, Toni & Guy, Sweaty Betty, Boots, Starbucks, Oliver Bonas, Seasalt, Accessorize, Neals Yard, White Stuff, Holland & Barrett, Wagamama and Giggling Squid.

#### AGENTS NOTE

Description Shop and premises

Local council Sevenoaks

Local council reference 9040218041500

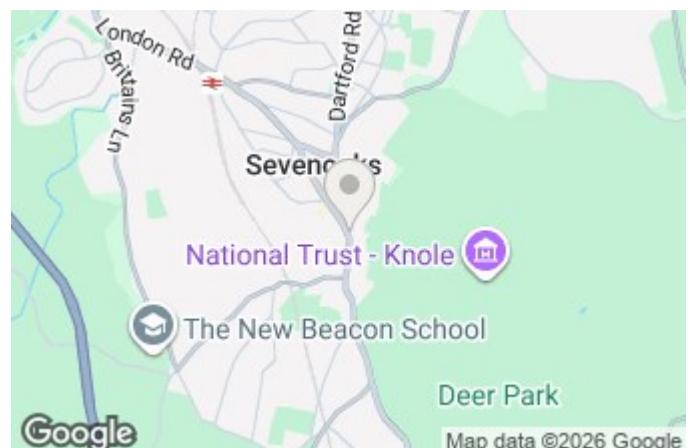
Rating list 2023

Effective date 1 April 2023  
Valuation scheme reference 618039  
Base rate £390.00  
Measurement method Net internal area  
Transitional relief certificate issued No  
Special category code 021G

#### INTERESTING FACT

On the way to the Top O' the Hill restaurant in Sevenoaks, during their lunch break, John Lennon visited an antique shop a few doors along from the restaurant. This was Andrew Mair's antique shop at 44a High Street, which until recently was occupied by Leverets, a firm of barristers and solicitors. It was here that John purchased a Victorian circus poster for Pablo Fanque's Circus Royal appearance in Rochdale.

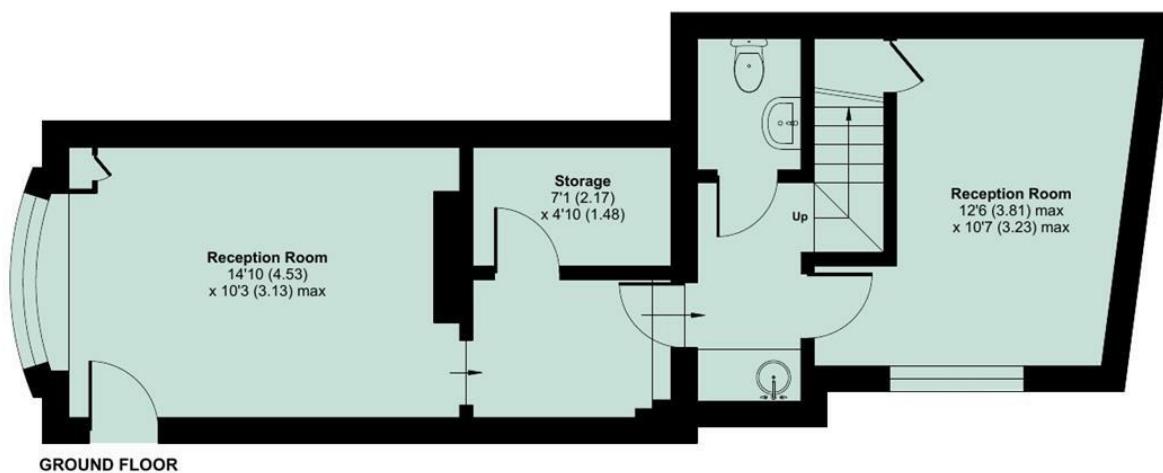
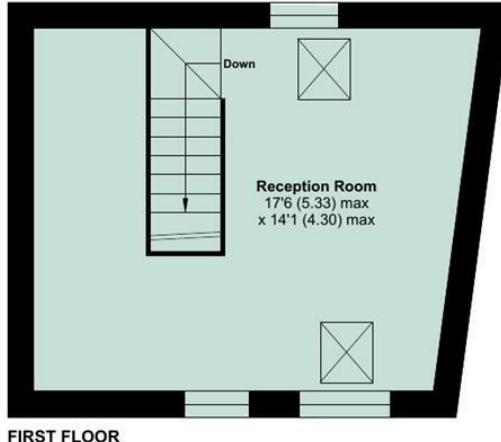
The poster was the source for most of the lyrics in his song "Being for the Benefit of Mr. Kite", although he relocated the circus from Rochdale to Bishopsgate and the horse's name is Zanthus on the poster rather than Henry. The song appeared on the album Sgt Pepper's Lonely Hearts Club Band, released in May 1967.



# High Street, Sevenoaks, TN13

Approximate Area = 683 sq ft / 63.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025.  
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EPC Rating-

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