

143c High Street,  
**Sevenoaks, Kent TN13 1UY**  
 Prominent Freehold Retail Investment

**Lot 18**

£36,850 per annum  
 exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	148.50 sq m (1,598 sq ft)	A-PLAN HOLDINGS (1) t/a A Plan Insurance	10 years from 02/07/2015 until 01/07/2025	£36,250	02/07/2020
First/Second	Residential (6 flats)	-	(-) INDIVIDUALS	6 leases each let for 125 years from 06/10/2010 until 06/10/2135 each let at £100 per annum, doubling every 25 years	£600	Various dates in 2035 and 25 yearly thereafter
<b>Total (Ground Floor)</b>		<b>148.50 sq m (1,598 sq ft)</b>			<b>£36,850</b>	

(1) For the year ending 28th February 2018, A-Plan Holdings reported a turnover of £93,357,176, pre-tax profits of £29,948,892 and a total net worth of £19,029,747. A-Plan has been providing a personalised insurance service to clients since the 1960s and now has over 80 branches in the UK.  
 NB: The Seller has served notices on the residential tenants, pursuant to section 5B of the Landlord & Tenant Act 1987. No acceptance notices have been received from the tenants within the permitted period and therefore the residential tenants cannot exercise their rights of pre-emption on this sale.

**Key Details**

- Predominantly let to A-Plan Holdings (trading as A-Plan Insurance) until July 2025
- Prominent corner location
- Nearby occupiers include Pizza Express, Wagamama, Nando's, Body Shop, Sweaty Betty, White Stuff and Caffè Nero
- Affluent and popular London commuter town

**Location**

**Miles:** 13 miles north of Royal Tunbridge Wells  
 18 miles west of Maidstone  
 30 miles south-east of Central London

**Roads:** A21, A25, A225, M26 (J5)

**Rail:** Sevenoaks Train Station

**Air:** London City, Heathrow and Gatwick Airports

**Situation**

Sevenoaks is an affluent Kent market town and popular London commuter town 13 miles north of Royal Tunbridge Wells and 30 miles south-east of Central London. The property is located in a prominent retailing location on the west side of High Street, at its junction with Pembroke Road. Nearby occupiers include Pizza Express, Wagamama, Nando's, Body Shop, Sweaty Betty, White Stuff and Caffè Nero.

**Description**

The property comprises a ground floor shop, with six self-contained flats on the first and second floors let on long leases.

**Tenure**

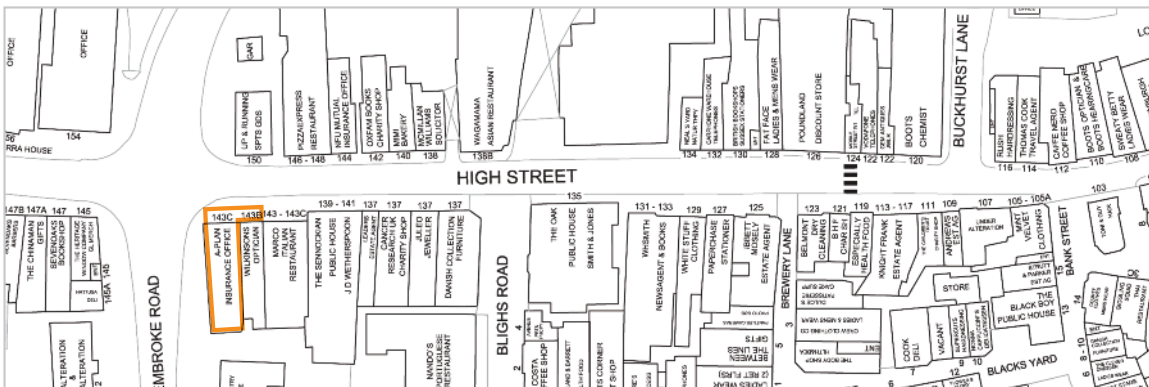
Freehold.

**VAT**

VAT is applicable to this lot.

**EPC**

Band C (Shop). See legal pack at acuitus.co.uk



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