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KARRISON PROPERTY

INVESTMENT

RETAIL INVESTMENT (UPPER PARTS SOLD OFF ON LONG-LEASE)
1,016 SQ FT (94.39 SQ M)

5 The Grange, High Street, Westerham, Kent, TN16 1AH

Price | £250,000 Town Centre Retail Investment in Affluent Historic Town

06 July 2026

DESCRIPTION
5 The Grange is a three storey building set in a modern parade of 5 retail units.

The ground floor has been occupied by the current tenant since 2013 and has a general sales area together with ancillary rear space. The property includes parking to the rear together with a garage within a block. There is pedestrian access to the rear service yard from the back of the shop.

There are plenty of customer parking opportunities close by including the bays in the service road to the front as well as further "pay and display" parking off the High Street.

The upper parts, which are accessed at the rear, have been sold off on a long lease.

LOCATION
The property adjoins the Co-op and is situated on the northern side of the busy High Street (A25) in the centre of the historic and affluent town of Westerham.

Other nearby retailers include, Hospice in the Weald, Nationwide Building Society & Costa Coffee. The town is also home to a number of established lifestyle businesses, as well as an array of highly acclaimed restaurants.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground – Sales	729	67.72
Ground – Rear ancillary	287	26.66
TOTAL	**1,016**	**94.38**

TENANCY
The property is being sold with the benefit of the existing lease granted to a private individual trading as 'All About U', which operates as a beauty boutique.

The lease is for a term of 15 years from 15th March 2013, expiring on 14th March 2028. The current passing rent is £19,000 per annum exclusive. Further information available on request.

The upper parts are sold off by way of a long-lease of 125 years from 25th March 1987 at a ground rent of £50 per annum.

AMENITIES / OPPORTUNITY
- Existing business unaffected
- Unit adjoins the Co-op
- Total rental income £19,050 per annum
- Lease until March 2028
- Retail Unit, Garage & Parking

TENURE
The property is owned freehold under Title Number K632977.

PRICE
£250,000.

RATES
The occupier is liable for the business rates attriutable to the property.

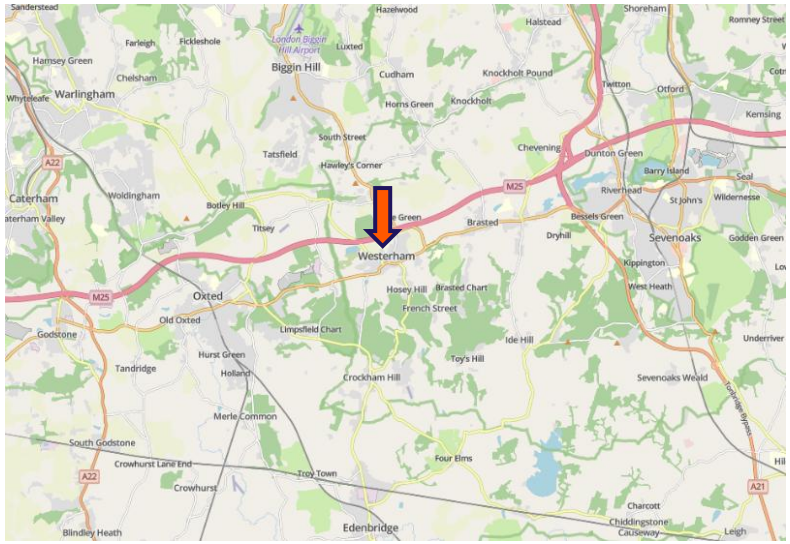
Current estimate £10,603.75 per annum.

SERVICE CHARGE / REPAIR
No formal service charge is levied. We understand that the long-leaseholder is responsible for the repair of the upper parts of the building. The ground floor tenant has an FRI lease on their demise.

VAT
We understand the property is NOT elected for VAT.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
The property has an EPC rating D-99.



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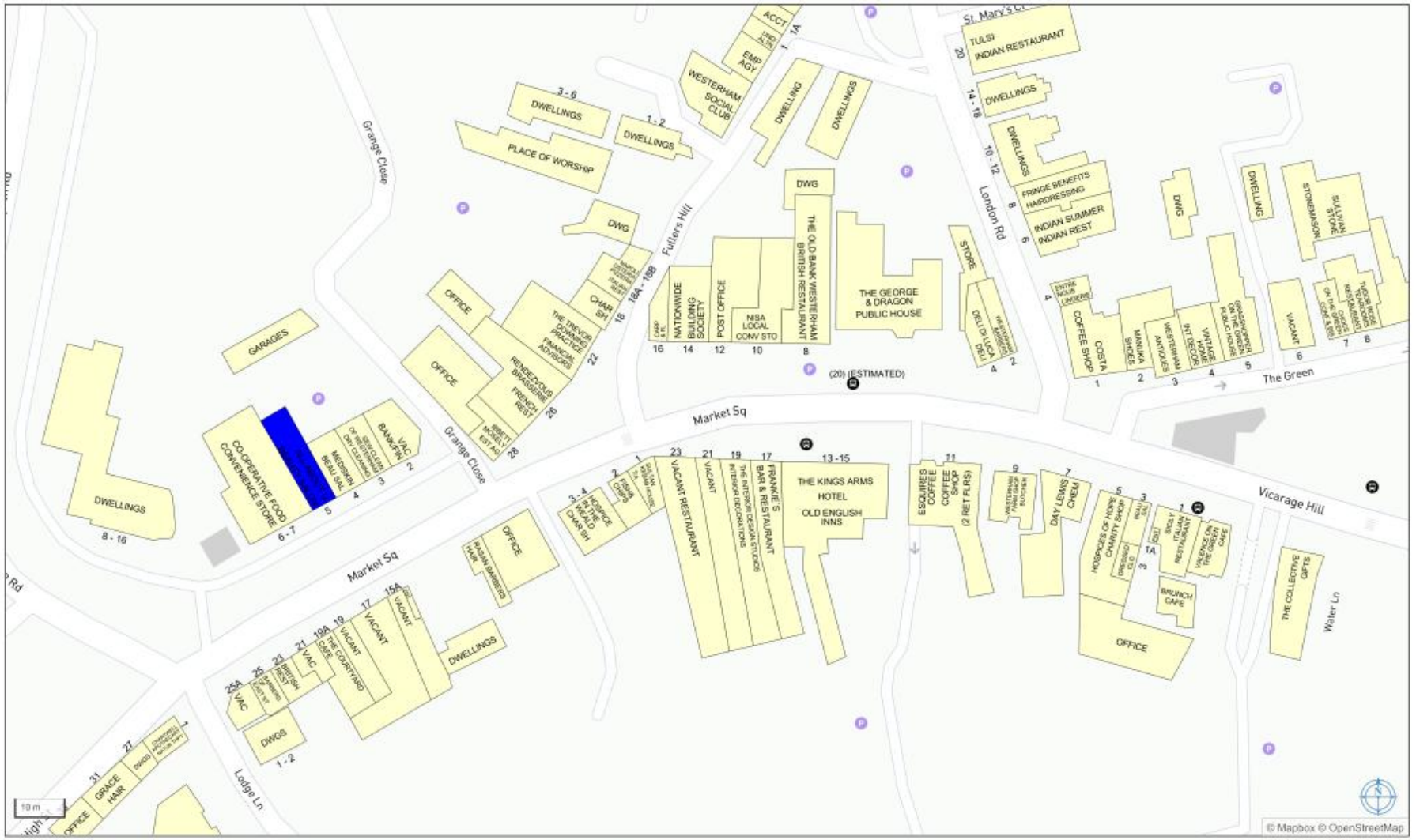
GOAD PLAN



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