

# For Sale – Village Store & 5 Bedroom House



Egerton Village Stores, The Street, Egerton, Kent, TN27 9DJ

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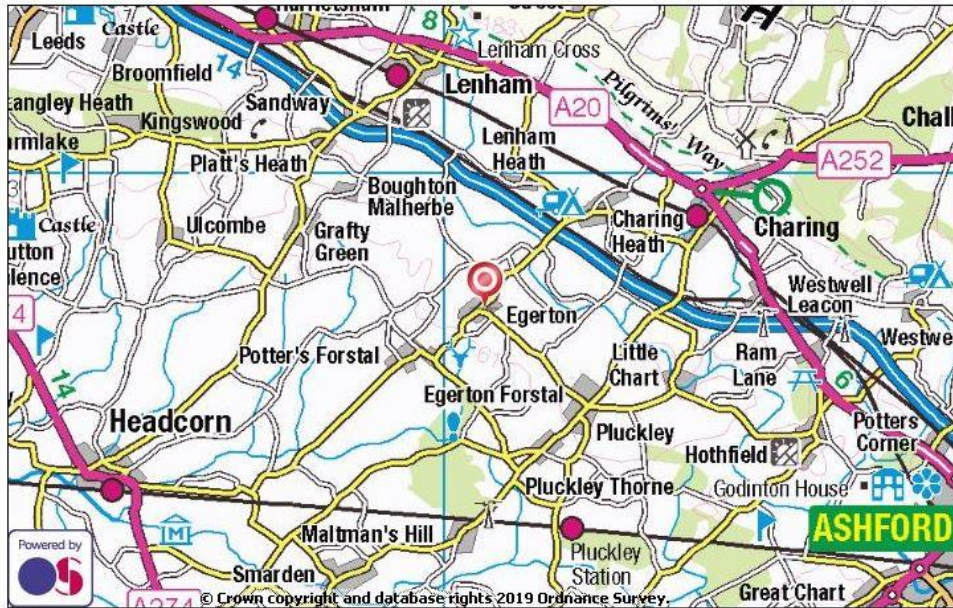


**SIBLEY PARES**

**TAYLOR RILEY**



# Egerton Village Stores, The Street, Egerton, Kent, TN27 9DJ



## Description

The property comprises an attached two-storey semi-detached house & store equipped for the sale of convenience goods, chilled and frozen foods, newspapers, magazines and national lottery, with a post office to the rear of the shop. There is also a useful cellar accessible from the store and living accommodation. The residential space is sizeable and accessible via both the street and shop, with reception rooms & kitchen on the ground and 5 bedrooms on the first floor, one of which benefits from an en-suite. The building is Grade II listed, although this appears to be by way of extension from the older adjoining property and can perhaps be de-listed if deemed necessary, although purchasers will need to make their own enquiries with respect to this.

The existing owners have slowed down the business in anticipation of their move, therefore we believe there is room for growth in trade with the majority of the stores customers local residents. In addition to this, given the significant size of the building, we believe there may be scope for redevelopment (subject to all the necessary consents).

## Location

Egerton is a small village 8.5 miles from Ashford. The property fronts The Street, which is the main road through Egerton Village opposite the green. The immediate area is predominantly residential for which it is a popular location, with the village benefitting from an inn, primary school, church and village hall. On-street parking is available directly to the front of the building, whilst mainline railway stations at Pluckley and Charing are both within 3 miles of the village.

- Scope for enhanced trading
- Redevelopment potential (subject to the necessary consents)
- Grade II Listed
- Community asset as defined under the Localism Act 2011
- Large living accommodation
- Popular residential location
- Good sized rear garden



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## Accommodation

The property has been measured in accordance with the most recent edition of the Code of Measuring Practice on a net and gross internal basis as follows:

### Retail (Net Internal Area):

Lower Ground Floor:	23.01 sq m / 248 sq ft
Ground Floor:	66.23 sq m / 713 sq ft
Total Net Internal Area:	<b>89.26 sq m / 961 sq ft</b>

### Residential (Gross Internal Area):

Lower Ground Floor:	16 sq m / 172 sq ft
Ground Floor:	53.96 sq m / 581 sq ft
First Floor:	78.6 sq m / 846 sq ft
Total Gross Internal Area:	<b>148.56 sq m / 1,599 sq ft</b>



### Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact Sibley Pares Taylor Riley. Tel 01233 629281

Josh Olney  
e: [josh.olney@sibleypares.co.uk](mailto:josh.olney@sibleypares.co.uk)

## Terms

We are instructed to seek offers in the region of **£475,000** (Four Hundred and Seventy Five Thousand Pounds) for the freehold. Offers are sought on an unconditional basis, with vacant possession to be granted upon sale.

## VAT

We understand the property is not elected for VAT.

## Legal Costs

Each side to bear its own legal and professional costs.

## EPC

The property is rated a 'C'.

## Rateable Value/Council Tax

The property has a rateable value of £6,400, with approximately £3,193 payable at 49.9p in the £ for the year 2020/2021, although small business rates may apply subject to the qualifying factors. The house is rated as an 'E' for council tax, with £2,047 payable yearly.

*N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.*

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares



**30 North Street, Ashford, Kent TN24 8JR**

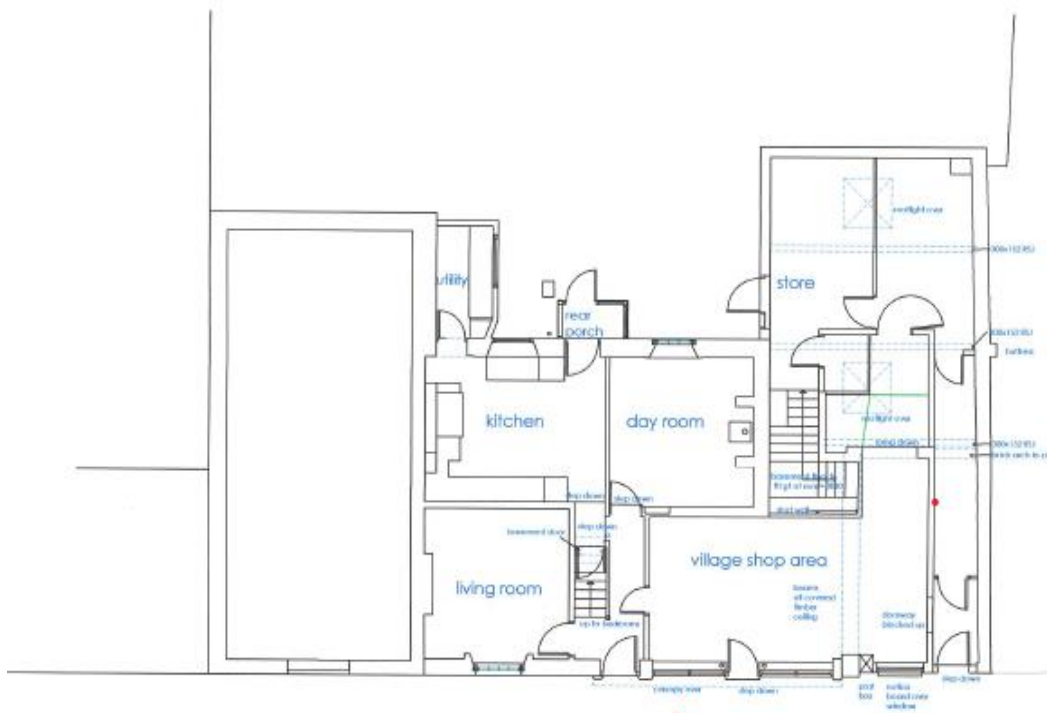
Ashford (01233) 629281 | Maidstone (01622) 673086

Directors: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS | Mark Presland, BSc MA MRICS  
Consultant: Michael C Taylor FRICS

Taylor Riley is a trading name of Sibley Pares (Taylor Riley) Limited.

Registered in England and Wales No. 10420584. | Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ. | VAT Registration No. 257 5041 07.

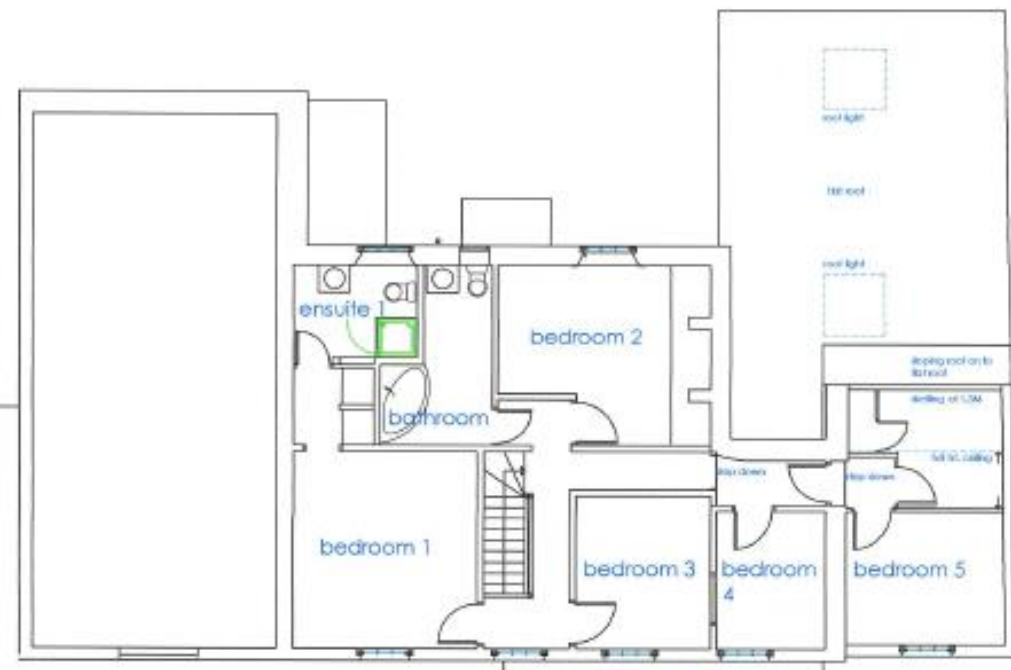
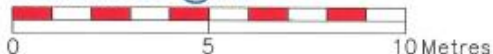




EXISTING GROUND FLOOR PLAN



scale 1:100 @ A2



EXISTING FIRST FLOOR PLAN



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