



FREEHOLD FOR SALE

"The Teashop"

High Street, Brasted, Westerham, TN16 1JE

**Prominent iconic landmark
building for sale**

564 sq ft
(52.40 sq m)

- Currently run as a tea room
- Glazed roof lantern
- Feature fireplace
- Parking space
- Vacant possession on 1st March 2026
- Freehold for sale

"The Teashop", High Street, Brasted, Westerham, TN16 1JE

Description

"The Teashop" is an unusual single storey period building providing bright and welcoming space suitable for a variety of businesses (subject to planning). Over most of the past 17 years, the property has been used as a tea room / coffee shop.

Once the billiard's room for the adjoining White House, the property features a glazed roof lantern providing stunning levels of natural light to the principal sales area. The building is equipped with a wc as well as ancillary space to the rear which, historically, has been used by previous occupiers as kitchen/storage. The property also has wooden decked areas to the front together with a small area to the side which could be used as a small parking space

Location

The property is prominently positioned on the High Street (A25) overlooking Brasted Village Green, directly opposite the junction with Rectory Lane. Local commercial occupiers in the village include an off licence/general store, the nearby White Hart pub/restaurant, and the popular Old Yard office complex, home to a number of businesses.

Brasted is conveniently located approximately 2 miles east of Westerham, which offers a wide range of shops, restaurants and leisure amenities. Sevenoaks lies about 3 miles further east, providing excellent transport connections with the national motorway network accessible at Junction 5 of the M25 (A21/A25) within just 2 miles.

Accommodation

The property has the following approximate floor areas:

| Name | sq ft | sq m |
|-------------------------|------------|--------------|
| Ground - Entrance porch | 23 | 2.14 |
| Ground - Sales | 426 | 39.58 |
| Ground - Ancillary | 115 | 10.68 |
| Total | 564 | 52.40 |

Terms

The current tenant has serviced notice to break the lease and is due to vacate by 1st March 2026. The freehold of the property is available with the benefit of the remainder of this lease, or with vacant possession in March 2026.

Price

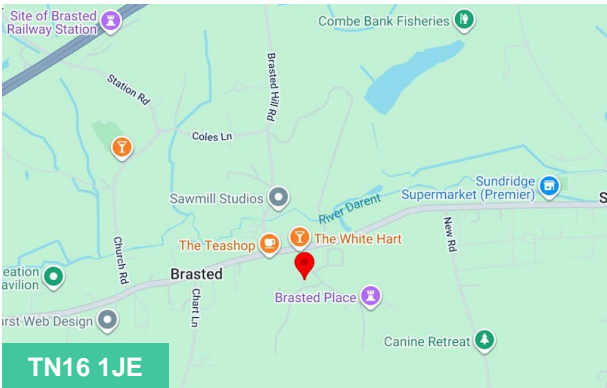
£300,000, subject to contract.

Viewings

As the current tenant continues to trade from the property, all viewings are by prior appointment via Karrison Property. Please contact us to make arrangements.

Anti-money Laundering

On agreement of terms, a purchaser will be required to provide all relevant information prescribed by HMRC in relation to the AML regulations including proof of funding.



Summary

| | |
|-----------------------|--|
| Available Size | 564 sq ft |
| Price | £300,000 |
| Rates Payable | £5,863.25 per annum <small>An occupier may benefit from maximum small business rates relief. Interested parties should verify the rating by contacting the VOA.</small> |
| Rateable Value | £11,750 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Viewing & Further Information

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or visit [karrison.co.uk](https://www.karrison.co.uk)



Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 24/11/2025