



3 The Green - right hand side

Westerham, TN16 1AS

**Character retail unit in an
imposing historic building
overlooking the Green**

1,613 sq ft
(149.85 sq m)

- Character glazed shop front
- Extensive basement showroom
- New lease available
- High ceilings
- Located a few feet away from Costa Coffee

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Description

Overlooking the Green and the statues of Sir Winston Churchill and General James Wolfe, the property comprises the right hand side of the ground floor retail area of one of Westerham's most historic and imposing buildings and shares its entrance with the highly popular Westerham Antiques. Benefiting from high ceilings and an attractive glazed shop front, this retail unit enjoys superb natural light and provides adaptable sales space. A staircase leads from the centre of the shop down to an extensive basement providing additional showroom space, storage, kitchen and a cloakroom. There is a separate office to the rear of the ground floor as well as access to a small garden.

Location

Westerham is a popular and attractive town strategically located on the A25 approximately 5 miles west of Sevenoaks and 4 miles east of Oxted. Westerham is also roughly equidistant from Junctions 5 & 6 of the M25 motorway (approx 5 miles) via the A25. Mainline railway connections are available at both Sevenoaks and Oxted providing frequent services to Central London.

The property is situated in a sought after established retail location on the Green and is set back from the A25. Other nearby businesses include Costa Coffee, Day Lewis Pharmacy, the Coop, Hospice in the Weald and the Nationwide Building Society. The town is also home to a number of established lifestyle businesses, as well as an array of highly acclaimed restaurants.

Accommodation

The property has the following approximate floor areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	475	44.13
Ground	Office	76	7.06
Basement	Sales	627	58.25
Basement	Storage	382	35.49
Basement	Kitchen	53	4.92
Total		1,613	149.85

Terms

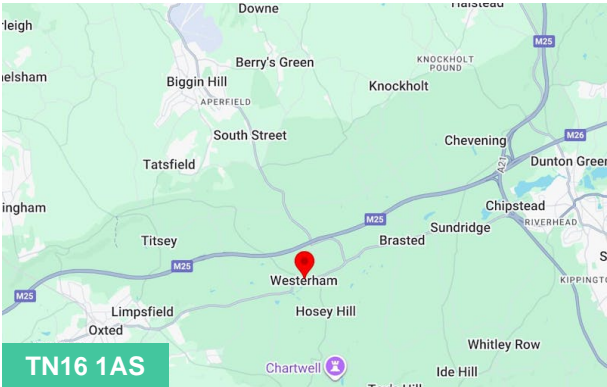
The shop is available to rent on a new effective full repairing and insuring lease for a term to be agreed. Any lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954. Please contact us for further information.

Legal Costs

Each party to pay their own legal costs.

VAT

To be confirmed.



Summary

Available Size	1,613 sq ft
Rent	£22,000 per annum
Rates Payable	£7,485 per annum <small>The RV is due to increase to £16,500 from 1st April 2026.</small>
Rateable Value	£15,000
EPC Rating	C (72)

Viewing & Further Information

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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 02/01/2026