

Ref: AGT/SG/0:3182

**STRICTLY NO A3/A5 USE**



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**FREEHOLD FOR SALE**  
**LOCK-UP SHOP UNIT**  
**PLUS RESIDENTIAL FLAT**



**75 HIGH STREET, ORPINGTON, KENT BR6 OJF**

**LOCATION:**

Situated in a prominent position opposite the junction of High Street and Chislehurst Road and close to The Priory Park and within the Conservation Area.

**DESCRIPTION:**

Comprises a semi-detached ground floor shop unit with rear office/staff room plus a residential flat arranged on first and second floors with separate entrance from the flank. A single car parking space and small yard area is provided.

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These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

3182

**ACCOMMODATION:**

(with approximate dimensions and floor areas)

**Shop** 14'7 x 13'1 (4.45m x 3.99m)

Including window display

Office/staff room 13'0" x 8'0" (max)  
(3.96m x 2.44m) (max)

New cloakroom/WC to be installed

**TOTAL FLOOR AREA approx. 300 sq. ft. (27.87 m<sup>2</sup>)**

**Residential first floor flat comprising:**

4 rooms, kitchen, bathroom/WC

**FREEHOLD PRICE:**

**£229,000**

**RATES PAYABLE:**

We understand from a verbal enquiry of London Borough of Bromley that the rates payable on the premises are £1,818.75 (2009/2010 assessment). The residential upper part is in Council Tax Band C - £1,145 per annum. Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

**VAT:**

We are advised by our clients that vat will *not* be payable upon the price achieved under current legislation.

**VIEWING:**

**ONLY** by arrangement with the Owner's Agents:  
**LINAYS COMMERCIAL Tel: 01689 875511**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property