

Ref: AGT/sg /0:3442

**AVAILABLE DUE TO RELOCATION**



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,

Orpington, Kent. BR5 1NA

Tel: 01889 875511 FAX: 01889 831416

Email: [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

Web: [www.linays.co.uk](http://www.linays.co.uk)

**FREEHOLD FOR SALE  
RESIDENTIAL DEVELOPMENT OPPORTUNITY  
(SUBJECT TO PLANNING PERMISSION)  
TOWN CENTRE LOCATION**



**73 HIGH STREET, ORPINGTON, KENT BR6 0JF**

**LOCATION:**

Situated at the northern end of the Town Centre within the Conservation Area, the proposed development will overlook The Priory Park.

**DESCRIPTION:**

Comprises a semi-detached Period building currently used as offices with ground floor retail showroom and to the rear offices and storage/workshop facilities.

The proposed development, which is subject to the grant of planning permission, would retain the High Street building for conversion to residential use with a new building to be constructed to the rear arranged on part ground, first and second floors. Vehicle access to the site is via a shared roadway adjacent to No. 75 High Street and there is also a further vehicle access point for car parking adjacent to No. 73 High Street.

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

3442

Our clients have prepared a sketch scheme proposing the refurbishment of 73 High Street and new construction to comprise in total 22 apartments. The current lay-out proposes, subject to the grant of planning, 6 x two/three-bedroom units and 16 one-bedroom units. Parking is to be provided on site.

**FREEHOLD FOR SALE:**

**Offers invited in excess of £1,500,000.**

**TENANCY:**

We are advised by our clients that 73a, the first and second floor office accommodation with entrance from the High Street is subject to a lease for a term of 4 years from the 28<sup>th</sup> July, 2006 at a rental of **£7,250** per annum exclusive, the lease being granted outside of the provisions of the Landlord & Tenant Act and incorporating break clauses in July, 2008 and 2009.

**TOWN PLANNING  
METHOD OF SALE:**

Our clients are willing to consider a sale on a purely subject to contract basis or subject to the grant of planning permission.

**VAT:**

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

**FURTHER DETAILS**

**Please contact the Owner's Agents:  
LINAYS COMMERCIAL Tel: 01689 875511  
Ref: Adrian Tutchings, Mike Thompson or Allyson Kaufmann.**

**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