

Ref: AGT/ tah/0:3698



FREEHOLD FOR SALE

WORKSHOP PREMISES AND YARD SITUATED CLOSE TO SEVENOAKS WAY (A224)

REAR OF 28 KENT ROAD, ST. MARY CRAY, ORPINGTON, BR5 4AD

LOCATION: Situated to the rear of shop and residential properties close to the junction with Lower Road. Access to the premises is via a pedestrian walkway between 28 and 30 Kent Road.

DESCRIPTION: Comprises a Workshop premises offices, stores, and toilet, plus yard. No vehicle access is available to the premises. The current owners are Prompt Aluminium Shop Fronts Limited who have occupied the property for some 25 years.

ACCOMMODATION: (with approximate dimensions and floor areas)
TOTAL SITE: (dimensions approx)
27'0" (8.23m) widening to 34'0" x 80'0" (10.36m x 24.38m)
YARD AREA APPROX 1,200 SQ.FT (111.48M²)

PLUS WORKSHOPS AND STORES:

28'0" x 6'0" (8.54m x 1.83m)
28'0" x 9'0" (8.54m x 2.74m)

PLUS REAR AREA:

13'6" x 9'0" (4.11m x 2.74m)
29'0" x 27'6" (8.84m x 8.38m)

OFFICE AND STAFF AREA:

9'3" x 8'10" (2.82m x 2.69m)
9'9" x 9'9" (2.97m x 2.97m)

Separate wc.

FREEHOLD PRICE: £65,000

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

0:3698

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £572.68 (2010/2011 assessment). 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 purchase price.

LEGAL COSTS:

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VIEWING:

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

THE PROPERTY MISESCRIPTIONS 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