

Ref: AGT/CJL/0:3720

AVAILABLE DUE TO RELOCATION



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET OR MAY SELL FREEHOLD

LOCK UP SHOP UNIT (GROUND RENT INCOME FROM RESIDENTIAL FLAT)



19 CRESCENT WAY, ORPINGTON BR6 9LS

LOCATION: Situated in a prominent position within this popular and established local parade. Surrounding occupiers include a Co-op Convenience Store and a range of retail and catering establishments, including a Public House. Free on street car parking is currently available to the parade.

DESCRIPTION: Comprises a mid terraced lock up shop unit with modern glazed shop front, suspended ceiling, electric blind and rear store/office. The first floor comprises a residential flat which has been sold upon a long lease producing a current ground rent income of £50, increasing by review after 33 years to £100 and after a further 33 years to £150 per annum (approx. 87 years unexpired).

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

- ACCOMMODATION:** (with approximate dimensions and floor areas - please note all dimensions are taken at extremes)
FORECOURT
GROUND FLOOR - SHOP
16'4" (4.98m) widening to 18'0" x 22'6" (5.49m x 6.86m)
(currently partitioned to provide front and rear sales areas)
OFFICE/STORE
18'0" x 7'9" (5.49m x 2.36m)
Kitchenette and staff area and cloakroom/wc
The lobby provides access to a rear loading door.
FIRST FLOOR (not inspected)
We are advised by our clients that the first floor comprises a two bedroom flat, which has the further benefit of a garage arranged within a rear courtyard area, all sold upon a long lease.
- TERMS:** To be let upon a new full repairing and insuring Lease at terms to be agreed.
- RENT:** **£12,000 per annum exclusive payable Quarterly in advance.**
- ALTERNATIVELY*** Our clients will consider the sale of the Freehold interest at a figure of **£185,000** (subject to the long lease on the flat) and with the benefit of ground rent income.
- RATES PAYABLE (SHOP):** We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£2,035** (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 rental or sale agreed under current legislation.
- VIEWING:** **ONLY** by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511
- NOTE:** We are advised by our clients that there is a covenant placed upon the property which prohibits the sale of alcohol. Full details are awaited.

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