

Ref: AGT/AK/0:3744

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COMMERCIAL

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
Web: www.linays.co.uk

FREEHOLD FOR SALE

**SHOP AND UPPER PART WITH FORECOURT
AND REAR GARDEN/YARD**



177 MAIN ROAD, BIGGIN HILL TN16 3JR

LOCATION: Situated in a prominent position within an established parade with parking area and forecourt fronting the property.

DESCRIPTION: Comprises a mid terrace shop property with residential first floor accommodation accessed only internally from the shop. There is a forecourt and parking area previously used for display plus rear yard (garden with pedestrian access from the rear).

ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-

| | | |
|---|-----------------------------------|---------------------------------|
| Forecourt | 19'0" x 17'9" | (5.79m x 5.41m) |
| Ground floor shop | 18'6" narrowing to 16'3" x 18.10" | (5.64m narrow to 4.95m x 5.74m) |
| Rear office | 14'0" x 11'7" | (4.27m x 3.53m) |
| Kitchen | 9'2" x 6'8" | (2.80m x 2.03m) |
| Conservatory | 19'9" x 10'10" | (6.02m x 3.30m) |
| Utility room incl. wc | 11'6" x 6'0" | (3.51m x 1.83m) |
| Rear garden with two garden sheds. Pedestrian access. | | |

The above is a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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First Floor accessed from the retail area

Lobby and staircase leading to

Lounge with balcony 12'10" x 12'6" (3.91m x 3.81m)

2 bedrooms 12'9" x 12'6" (3.89m x 3.81m)

7'7" x 6'0" (2.31m x 1.83m)

Bathroom/wc

FREEHOLD PRICE: £220,000

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £2,442.60 (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 under current legislation.

VIEWING: ONLY by prior arrangement with the Owner's Agents
LINAYS COMMERCIAL Tel: 01689 875511 or
Email: Commercialproperty@linays.co.uk

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