

CHISLEHURST

20-20a HIGH STREET

BR7 5AN

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET OR FOR SALE – GROUND FLOOR A1 RETAIL & A2 ESTATE AGENCY USE
UPPER PARTS TWO BEDROOM FLAT**

Location

Chislehurst is an affluent residential suburb situated in north Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 miles) to the south west, with regular train services providing access to a number of London stations

The property is situated in the central section of the High Street. Surrounding occupiers include Café Nero, Coral Bookmakers, Costa Coffee, Cote Brasserie, Zizzi and a range of private and multiple traders.



Description

The property comprises a mid-terrace two storey mixed use building beneath a pitched roof with rear yard areas.

The ground floor is currently arranged to provide open plan sales/office area with rear kitchen and WC facility.

The upper parts provide a two bedroom flat with access via an internal shared lobby area towards the rear of the ground floor.

Externally the rear yard offers 4/5 car spaces in a tandem pattern.

Accommodation

(with approximate dimensions and floor areas)

Ground floor:

Sales Area: 390 sq ft (36.23m²)

Kitchen

WC

First Floor:

Lounge 166.62 sq ft (15.48 m²)

Bedroom 1 109.79 sq ft (10.20m²)

Bedroom 2 70.82 sq ft (6.58m²)

Kitchen 43.70 sq ft (4.06m²)

Bathroom

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

Ref: 4941

Price/ Rent

Freehold Price: £500,000 with vacant possession of the ground floor shop and subject to AST upon flat at a rent of £950 per calendar month (£11,400 pax) plus income of £2,000pax from a telecoms company.

Alternatively, the ground floor is available on a new lease basis at £20,000 per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £7,025.25 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

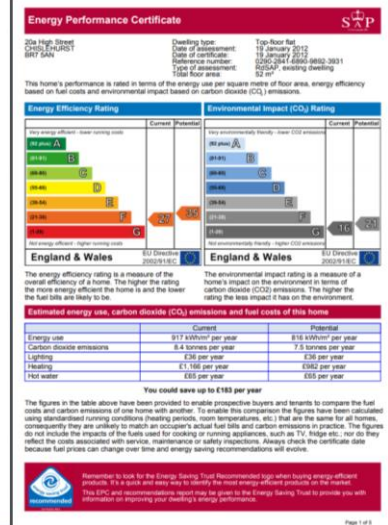
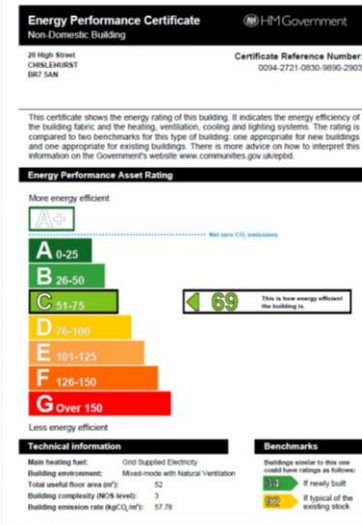
VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price or rent under current legislation.

Notes

Our clients consider that the property offers scope for extension and enhancement subject to the grant of Planning Permission. Prospective purchasers should make their own enquires with the local authority. www.bromley.gov.uk/info/485/planning_applications

Energy Performance Certificates



Viewings

Available by prior appointment via Linays Commercial Limited.

Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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