

ORPINGTON

92/92a HIGH STREET

BR6 0JY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**FREEHOLD FOR SALE – OFFICE BUILDING WITH PARKING
POTENTIAL FOR PART RESIDENTIAL CONVERSION SUBJECT TO PLANNING**

Location

Orpington is a prosperous town 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London Mainline stations.

The property is situated in a prominent position within an established parade at the northern end of the Town Centre. Surrounding occupiers include a mixture of catering establishments, a public house and retail outlets.



Description

Comprises a mid-terrace office building arranged over ground and first floor level. The ground floor offers front and rear office areas with a kitchenette & cloakroom/WC. There are four car parking spaces (tandem) to the rear of the property accessed by a shared service road via Moorfield Road.

The first-floor benefits from separate access via the High Street and offers private office accommodation plus ladies and gents WC's. A planning application has been submitted for the conversion of the first floor from B1(a) office to Class C3 dwelling houses to form 2 x 1-bedroom flats.

Accommodation

(with approximate dimensions and floor areas)

Ground floor

Office Area	494 sq.ft	(46sq.m)
Kitchenette & WC	-	-

First Floor

Total Floor Area	666 sq.ft	(62sq.m)
Ladies & Gents WC's	-	-
Yard/Parking	4 spaces (tandem)	

Price

£395,000 (Three Hundred and Ninety-Five Thousand Pounds) for the benefit of our client's freehold interest, subject to vacant possession.

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: TA/4810

Planning

A planning application has been submitted for the conversion of the first floor from B1(a) office to Class C3 dwelling houses to form 2x 1-bedroom flats. Details can be accessed on the London Borough of Bromley Planning Portal via the **link below**:

[Reference: 19/01327/RESPA](#)

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are:
92 High Street: £ 3,006, 1st Floor 92 High Street: £5,010 (2019/2020 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Prospective purchasers may be able to take advantage of the small business relief scheme. Enquires should be made of the London borough of Bromley.


Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

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

Commercial Energy Performance Certificate

Energy Performance Certificate 
Non-Domestic Building

92-92A High Street
ORPINGTON
BR6 0JY

Certificate Reference Number:
0195-0643-2130-5400-1803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 113 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	135
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	121.02
Primary energy use (kWh/m ² per year):	713.1

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

76 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.

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