

ORPINGTON

312 COURT ROAD

BR6 9DA

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET / FOR SALE – FORMER VEHICLE HIRE OFFICES WITH YARD AND PARKING

Location

Orpington is a prosperous town 16 miles to the south of central London and 5 miles from Bromley.

The property is situated in a prominent main road location (A224) within an established parade approximately 1 mile from Orpington Railway Station which offers frequent services to Central London.

Court Road links Orpington to Junction 4 of the M25 (London Orbital Motorway).

The adjacent properties include a Volvo Car Dealership, Premier Convenience Store and a BP service station/convenience store.



Accommodation

Description

Comprises an end of terrace ground floor office/shop unit with glazed frontage and first floor ancillary office accommodation. On the ground floor there is a kitchenette and cloakroom/ WC plus a further cloakroom/ WC at first floor level.

To the rear is a yard and parking area used previously for vehicle storage, washing and preparation.

To the front of the property there are five private parking spaces adjacent to the roadway.

(with approximate dimensions and floor areas)

Ground Floor

Front Forecourt Area	-	-
Hard Standing Area	(Four Allocated Parking Spaces)	
Internal Width	25'10"	(7.87 m)
Sales Depth	48'06"	(14.78 m)
Kitchenette	82 sq.ft	(7.59 m ²)
W/C & Cloakroom	-	-

Ground Floor Area approx. 1,042 sq.ft (96.8m²)

First Floor

Staff Room	122 sq.ft	(11.33 m ²)
Office 1	147 sq.ft	(13.69 m ²)
Office 2	147 sq.ft	(13.66 m ²)
Office 3	221 sq.ft	(20.51 m ²)
W/C & Cloakroom	-	-


First Floor Area approx. 637 sq.ft (59.1m²)

Yard Area approx.. 4,500 sq ft (418.0m²)

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

Terms	CEPC
<p>To be let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £35,000 per annum exclusive. Rents are to be paid quarterly in advance.</p> <p>Alternatively, our clients may consider the sale of the freehold interest and invite offers in excess of £650,000 (Six Hundred and Fifty Thousand Pounds), with full vacant possession.</p>	<p style="text-align: center;">Assessment Awaited</p>
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,106.50 (2018/2019). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Subject to review in April 2019.</p>	
VAT	Viewings
<p>We have been advised by our clients that VAT will not be payable upon the rental amount or sale price under current legislation.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="943 1329 1255 1549" style="text-align: center;">  <p>LINAYS COMMERCIAL www.linays.co.uk 01689 875 511</p> </div> <p>Contact: Adrian Tutchings Mandeep Cheema</p> <p>Email: commercialproperty@linays.co.uk mc@linays.co.uk</p>
Legal Costs	
<p>In the event of a letting The ingoing tenant is to be responsible for the payment of both parties' legal fees.</p>	