

# ORPINGTON

24/24a MARION CRESCENT

BR5 2DD

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**01689 875 511**

**FREEHOLD FOR SALE – RETAIL UNIT AND DEVELOPMENT OPPORTUNITY (STPP)**

## Location

Orpington is a residential area located some 16 miles to the south of Central London and 5 miles from Bromley. The town is adjacent to the A224 (Cray Avenue) which provides trunk road linkage junctions 3 and 4 of the M25 motorway.

The property is situated within an established parade which includes a mixture of retail and catering outlets. The property is only a short distance from Cray Avenue (A224) and the Cray Business Area which includes a range of service industry, trade and retail outlets including the Nugent Centre Retail Park which comprises a mixture of retail and food establishments. Companies represented upon the Retail Park include Marks and Spencer and Debenhams.



## Description

The premises comprise an end of terrace building arranged on ground floor level to provide a retail unit with forecourt, rear storage area and single garage with roller shutter access.

Our clients have submitted a planning application to convert the rear of the ground floor unit to provide a two bedroom flat with garage.

## Accommodation

(With approximate dimensions and floor areas)

Internal Width:	19'4"	5.8m
Sales Depth:	26'8"	8.2m
Sales Area:	474sq.ft	44sq.m
Rear Storage:	544sq.ft	50sq.m
Raised Storage:	135sq.ft	12.6sq.m
Garage:	125sq.ft	11.6sq.m
Total Floor Area (Gross):	1428sq.ft	132sq.m

First Floor (not inspected)

We are advised comprises a separate maisonette with side entrance sold upon a long lease granted in February 1986 at a ground rental of £50 per annum, thus approximately 67 years unexpired.

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: 4937

## Price

**£250,000 (Two Hundred and Fifty Thousand Pounds)** for the freehold interest with vacant possession, subject to the long lease sold upon the residential maisonette.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the ground floor premises are £4,930.00 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority.

## 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



24 Marion Crescent  
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Certificate Reference Number:  
0220-2921-0331-4630-6094

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](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **118** 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 <sup>2</sup> ):	134
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	133.27
Primary energy use (kWh/m <sup>2</sup> per year):	788.33

#### Benchmarks

Buildings similar to this one could have ratings as follows:

<b>24</b>	If newly built
<b>70</b>	If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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