

ORPINGTON

20/20a CARLTON PARADE

BR6 0JB

LINAYS

COMMERCIAL

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**TO LET/FOR SALE – RETAIL UNIT & RESIDENTIAL UPPER PARTS
PROMINENT POSITION - ESTABLISHED PARADE**

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 premises are situated in a prominent position within an established parade at the junction of Orpington High Street and Cray Avenue (A224).

Carlton Parade offers a mixture of retail and catering establishments.



Description

Comprises a ground floor mid-terrace shop unit with self contained three-bedroom maisonette at upper parts.

The ground floor is currently arranged to provide front sales area with rear staff room, kitchen and WC.

The first and second floors are occupied and separately accessed from the rear to provide a three-bedroom self-contained flat.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Internal Width: 18'2" (6m) narrowing to the rear 13'8" (4.2m)

Internal Depth: 39'2" (11.9m)

Sales area approx. 600 sq.ft (55.74 sq.m)

Storage : 150 sq.ft (13.93sq.m)

Kitchen & WC plus rear door to yard.

Upper Parts

Entrance Hall, Kitchen, Living Room and Bedroom.

Two Bedrooms and 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

Terms

The ground floor retail premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£14,000 per annum exclusive**. Rents are payable quarterly in advance.

Alternatively, our clients will consider a sale of the freehold interest. **Guide price £500,000 (Five Hundred Thousand Pounds)** subject to the AST issued on the upper parts for 12 months from July 2019 at £1,000pcm.

Rating Assessment

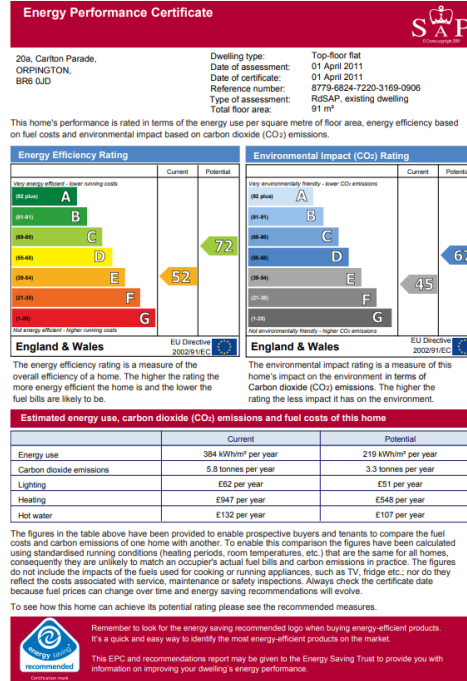
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are **Shop £7,271.75 (2018/19 assessment)**.

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties legal fees.

Commercial Energy Performance Certificate



VAT

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

Viewings

Available by prior appointment via Linays Commercial Limited.



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