

ORPINGTON

45 HIGH STREET, GREEN STREET GREEN

BR6 6BG

LINAYS

COMMERCIAL

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FREEHOLD FOR SALE – GROUND FLOOR RETAIL UNIT WITH FRONT FORECOURT

Location

Green Street Green is a local shopping Centre which forms part of Orpington, situated. The premises are located on the High Street (A223) and forms part of an established neighborhood shopping precinct supporting a range of independent traders and business premises including a Waitrose Food Store, Medical Centre, Petrol Station and primary school.

Bus services are easily accessible and Chelsfield rail station is approximately one mile away providing services to London Charing Cross.



Description

The premises comprise a retail unit arranged over ground floor level within a two story semi-detached building. The ground floor is arranged to provide sales area, kitchen and WC, currently accessed via a pathway at the side of the property.

Externally the premises benefit from a front forecourt area. Internally the property has been fitted out to a good standard ready for immediate occupation.

We consider the property to be suitable for a range of retail or office occupiers Floor plans available upon request.

Accommodation

(with approximate dimensions and floor areas)

Forecourt

Sales Area: **232sq.ft** **21.55sq.m**

Kitchen 37 sq.ft 3.44 sq.m

WC

Price

£145,000 (One Hundred and Forty Five Thousand Pounds) for our client's Freehold interest, with full vacant possession upon completion.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,404.80 (2019/20 assessment).

We are advised by the current occupiers that they received 100% exemption from the payment of business rates under Small Business Rate Relief. Interested parties are strongly advised to check with the local authority directly.

VAT

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

Legal Costs

Each party is to be responsible for the payment of their own legal and professional fees.

Planning

The property has most recently been occupied as a cards and gifts shop falling under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987.

We are advised that planning consent for this was granted under reference DC/12/02745/FULL2 via the London Borough of Bromley. Interested parties are advised to make their own enquiries with the local authority.

Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



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Certificate Reference Number:
0950-8945-0392-8860-4084

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



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

76

This is how energy efficient the building is.

Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 32
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 59.63
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

49 If newly built
129 If typical of the existing stock

Viewings

Available by prior appointment with Linays Commercial Limited.



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