

ORPINGTON

6 MARION CRESCENT

BR5 2DD

LINAYS

COMMERCIAL

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FOR SALE - FREEHOLD SHOP & FLAT WITH DETACHED REAR GARAGE/STORE

Location & Description

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 and junction 4 of the M25 motorway.

The property is located on Marion Crescent close to the junction with Poverest Road within an established local parade with surrounding occupiers including a range of retail and catering outlets.

Comprises an end of terrace lock up shop unit with front forecourt currently utilized for car parking. The unit is arranged to provide front sales area and office space, kitchen and WC.

The upper parts comprise a self-contained good sized one bedroom flat which is currently let upon an Assured Short-hold Tenancy. To the rear of the property there is a detached rear garage/ storage building with access via a shared service road.



Accommodation

(With approximate dimensions and floor areas)

Ground Floor – Shop/office

Internal Width:	18'7"	5.7m
Sales Depth:	27'0	8.4m
Cloakroom/ WC and kitchenette.		
Sales Area:	479sq.ft	44sq.m
Detached Store/garage :	249sq.ft	23sq.m

First Floor (not inspected)

Comprises a self-contained residential flat with benefit of central heating, comprising entrance hallway with stairs leading to landing, lounge, bedroom, kitchen and bathroom/WC.

Price

Freehold - **£450,000** (Four Hundred and Fifty Thousand Pounds) subject to vacant possession of the ground floor and existing Assured Shorthold Tenancy in respect of the upper flat at £10,200 pax.

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 shop premises are **£3731.60 (2021/22 assessment)**.
Council Tax assessment – **Band B**

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

Prospective tenants/ occupiers may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.

Commercial Energy Performance Certificate



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



Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 76
Assessment Level: 2
Building emission rate (kgCO₂e/m² per year): 143.00
Primary energy use (MWh/m² per year): 88.15

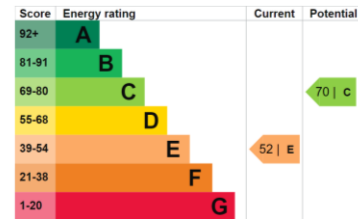
Benchmarks

Buildings newer to this use could have ratings as follows:
24 if newly built
11 if typical of the existing stock

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

VAT

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

Viewings

Available by prior appointment with Linays Commercial:



Legal Costs

Each party is to be responsible for the payment for their legal and professional fees in respect of this transaction.

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