

ST MARY CRAY, ORPINGTON

95/97 HIGH STREET

BR5 3NH

LINAYS

COMMERCIAL

26A STATION SQUARE
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**FREEHOLD SALE – DETACHED OFFICE BUILDING WITH REAR WORKSHOP/ YARD AREA
DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)**

Location/ Description

St Mary Cray is a busy residential suburb situated on the outskirts of Orpington and within The London Borough of Bromley. St Mary Cray Railway Station is located approx. 600m away and provides frequent services to London Victoria and the Kent Coast.

The premises are situated in a mixed residential and commercial area opposite the River Cray and overlooking the River Bank. A local shopping parade is in close proximity. In addition, the Nugent Centre Retail Park is situated approx 250 yards distant where you will find a number multinational retail outlets including Marks & Spencer, Next, Debenhams, Nandos, Superdrug, Card Factory, and Metro Bank.

The property comprises a prominent locally listed detached period office building plus a range of workshop and warehouse units and yard to the rear which can be accessed via a service road adjacent to the premises.

It is considered by our clients that the property offers refurbishment/ development potential subject to relevant planning permission.



Accommodation

(with approximate dimensions and floor areas)

95/97 High Street

Ground Floor:

Entrance hall, offices, ladies and gents WCs and kitchenette

First Floor Offices

Total Floor Area Approx: 1230 sq.ft (114.27 sq.m)

Rear of 95/97 High Street

Yard, workshop, store, office, kitchenette, cloakroom/WC

Total Floor Area Approx: 1,050 sq.ft (97.5 sq.m)

The total site area is approximately 5900 sq.ft (548.1 sq.m)
(0.13 acres - 0.05 hectares)

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/Lesseees 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/Lesseees 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

Price/ Tenancies

Freehold Price: offers invited in excess of £400,000 (Four Hundred Thousand Pounds) subject to the existing tenancies.

95/97 High Street (offices)

Let to Direct Planning Ltd on a lease currently producing £12,492 per annum exclusive (payable monthly in advance). We are advised that the lease has expired and the tenants are holding over.

Rear of 95/97 High Street

Let to Damp Works Ltd upon a lease expiring 13/08/18 at a rental of £7,500 per annum exclusive.

Current total income £19,992 PAX

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are 95/97 High Street £6,513 (2019/20 assessment).

R/o 95/97 High Street £1,953.90 (2019/20 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the Local Authority directly. Some tenants may be able to obtain exemption or relief from business rates

Town Planning

Prospective purchasers should make their own enquiries to the Local Planning Authority London Borough of Bromley.
https://www.bromley.gov.uk/info/485/planning_applications/99/search_planning_applications

Commercial Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ 118 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 163
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 104.92

Benchmarks

Buildings similar to this one could have ratings as follows:
 33 If newly built
 67 If typical of the existing stock

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 to bear their own legal and professional fees incurred in respect of this transaction.

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
 Mandeep Cheema
 Toby Allitt
 Adrian Tutchings

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