

# ST MARY CRAY

FORMER ROSECROFT SOCIAL CLUB

269 HIGH STREET BR5 4AR

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET - FORMER SOCIAL CLUB & MAISONETTE WITH PARKING**

## Location/Description

Situated in a prominent position at the junction of High Street St Mary Cray and Chelsfield Road within a mixed commercial and residential area including a pharmacy, doctors practice, dental surgery, church and community tearoom/ cafe. The property is located only a short distance from the Cray Avenue Industrial area which includes the Orpington Nugent Retail Park and a range of trade counter and retail units plus warehouses and manufacturing space.

St Marys Cray Railway Station is within approximately half a mile and provides direct main line services to London Victoria Railway Station.

Comprises a detached period property with the benefit of a private car park. The ground floor comprises a club room, bar, two lounge areas, snooker room plus ladies and gents cloakrooms/ WC's. The premises benefits from a small office area, storage space, basement and ground floor cellars and a garden/ outside seating area.

The first and second floors comprise a four-bedroom maisonette which has its own access from the front of the property and includes a lounge, kitchen, and bathroom/WC.



## Accommodation/Land

(With approximate floor areas)

Gross internal floor areas:

### Club

Ground Floor	4,892 sq.ft	(454.5 sq.m)
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### Maisonette

First Floor	1,391 sq.ft	(129.3 sq.m)
Second Floor	336.9 sq.ft	(31.3 sq.m)

<b>Total Floor Area</b>	<b>6,620 sq.ft</b>	<b>(615.1 sq.m)</b>
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Rear Garden Area and external store. Car parking to front and rear.

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

To be let upon a full repairing and insuring lease at terms to be agreed at a commencing rental of **£40,000 (Forty Thousand Pounds) pax.** Our clients reserve the right to let the property outside of the provisions of the Landlord and Tenant Act 1954 (as amended).

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the entire premises including the pavilion are:

**Club – £7,765.50 (2019/20).**

**Maisonette – Band E (2019/20)**

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

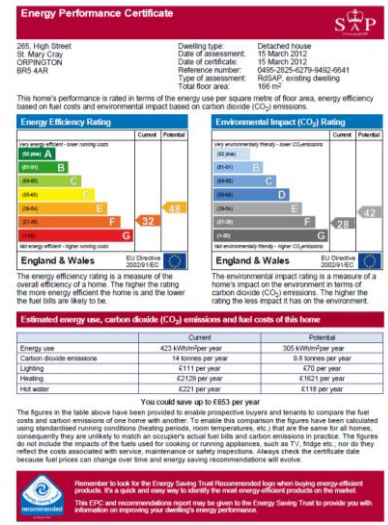
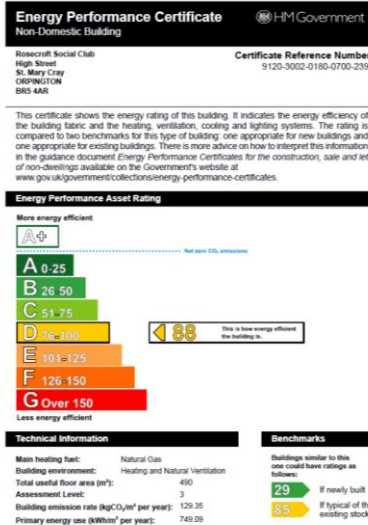
## Legal Costs

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

## Notes

The property is in need of some modernization and improvements including works to comply with appropriate legislation.

## Energy Performance Certificate



## VAT

We have been advised by our clients that VAT **will not** be payable upon the rental under current legislation. Our clients reserve the right to change VAT upon the rental and any other services should legislation changes require such.

## Viewings

Available by prior appointment with sole agents: Linays Commercial Limited.



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