

SWANLEY

35 & 43 AZALEA DRIVE

BR8 8HS

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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01689 875 511

**FREEHOLD FOR SALE – RETAIL & RESIDENTIAL OPPORTUNITY
ALLOCATED PARKING & DETACHED GARAGE – VACANT POSSESSION**

Location

Swanley is located within the Borough of Sevenoaks, Kent and a popular residential suburb located approx. 15 miles South-East of London, 4.5 miles from Dartford, 6 miles south of Bexleyheath and 6 miles east from Orpington. The town enjoys good road connections being less than a mile from the intersection with the M25 Motorway providing direct access to the Dartford tunnel etc. Azalea Drive is situated off of London Road which provides direct access to the A20/M20 to the south and the town centre to the north.

Swanley mainline rail station is approx. 200 yards away providing regular trains to central London with an approximate journey time of 40 minutes to London Victoria.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor Total Area: 880 sq.ft (81 sq.m)

Rear Garage

Allocated Parking: 3 Spaces (Front Forecourt)

Upper Parts: Separate Three Bedroom Maisonette

Description

The property comprises a mid-terrace mixed use building arranged on ground, first and second floors beneath a pitched roof. The ground floor is currently arranged to provide two retail units, by way of partition wall and set out as front sales area with rear ancillary, considered suitable for a range of occupiers. To the rear is a single storey garage benefitting from roller shutter accessed via a service road. The property has a separate entrance at the end of the parade leading to the residential upper parts. The upper parts comprise a self-contained three bedroom flat arranged to provide kitchen, living area, three bedrooms and bathroom/WC. It is considered that potential exists to convert the upper parts to provide two self-contained dwellings, subject to the grant of planning permission. Three allocated parking spaces.

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

Ref: AGT/5097

Freehold Price

£450,000 (Four Hundred and Fifty Thousand Pounds), with full vacant possession on completion of the sale.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £3256.50 (2020/21 assessment). Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of Sevenoaks Borough Council.

VAT

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

Energy Performance Certificate

Energy Performance Certificate

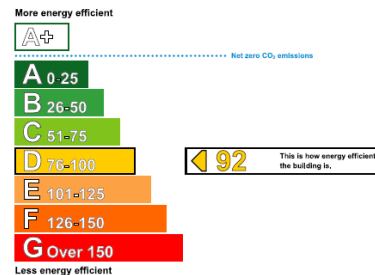
Simply Sandwiches
35 Azalea Drive
SWANLEY
BR8 8HS

HM Government

Certificate Reference Number:
9322-3096-0017-0500-4491

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: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 92
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 200.75
Primary energy use (kWh/m² per year): 1183.88

Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
83	If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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