

FARNINGHAM

3 LONDON ROAD

DA4 0JP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET OR FOR SALE – SELF CONTAINED OFFICE BUILDING
1419 SQ.FT (131 SQ.M) – FORECOURT PARKING**

Location

Farningham is a picturesque village in the Sevenoaks District of Kent located three miles south east of Swanley.

The property is situated close to the A20 and junction 3 of the M25 benefiting from excellent transport links and connection to the motorway network. There are railway stations at Eynsford, Farningham Road and Swanley providing services to London Victoria or Blackfriars.

The property is located on London Road on continuation from the High Street in a predominantly residential area. The village benefits from three public houses, an Indian restaurant, village store and a petrol station with a small convenience store.



Accommodation

(with approx. net internal floor area)

Ground Floor: 1419 sq ft 131 sq.m

Description

The property comprises a detached building comprising a former telephone exchange situated within a village location. The property is of brick construction beneath a pitched roof with tiled covering. The current layout provides entrance hall, kitchen, two private offices and a large open plan working area which could be easily adapted to suit an occupier's preferred layout. Features include gas fired central heating, male and female WC's, kitchen and double glazing. Externally the property benefits from front forecourt parking for several vehicles and a garden to the rear.

We are advised that the property falls within a B1(a) planning use class. Planning consent for prior notification for a change of use from offices to a single residential dwelling was obtained in January 2016. This application was made under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015. Copies of the application and Decision Notice are available on request.

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/Price

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£25,000 (Twenty Five Thousand Pounds)** per annum exclusive, payable quarterly in advance.

Alternatively, our clients may consider the sale of the freehold interest at the sum of **£450,000 (Four Hundred and Fifty Thousand Pounds)**, with vacant possession upon completion.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the property are £4636.850 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

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

Notes

The property falls within Sevenoaks Borough Council. Planning Consent was granted in 2007 at appeal under application number 06/03033/FUL for the installation of 6 Velux windows and 3 windows at first floor level in front and side elevations to provide for additional office accommodation. Full copies of the application and floor plans are available on request. We are advised that our clients have implemented the planning consent by commencing works.

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building

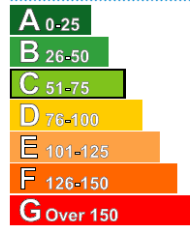
The Old Exchange
3 London Road
Farningham
DARTFORD
DA4 0JP

Certificate Reference Number:
0230-6987-0301-0160-0074

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



69 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): 144
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 65.21
Primary energy use (kWh/m² per year): 379.03

Benchmarks

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

Viewings

By prior appointment via Linays Commercial Limited.

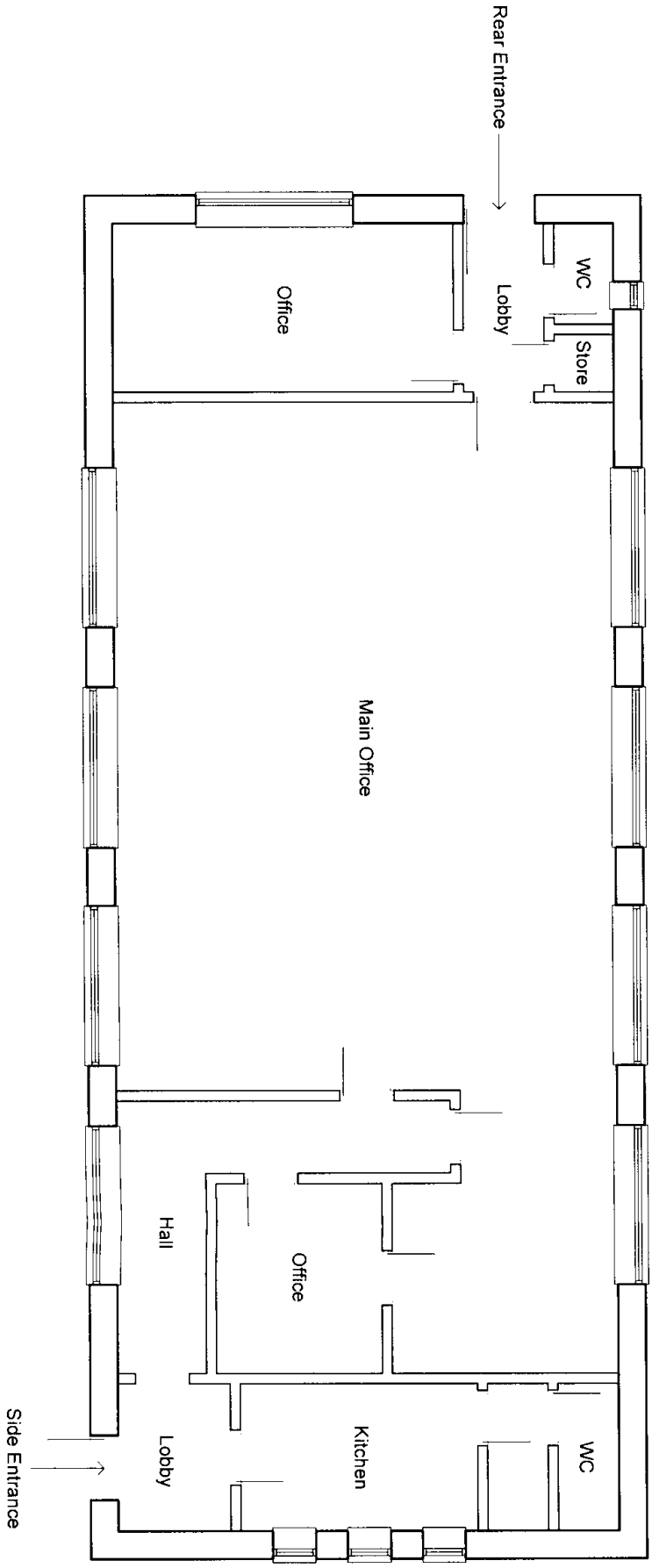


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Existing Floor Plan