

ORPINGTON

346-348 HIGH STREET

BR6 0NQ

LINAYS

COMMERCIAL

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FREEHOLD FOR SALE – INVESTMENT/DEVELOPMENT OPPORTUNITY

Location & Description

Orpington is a prosperous town 16 miles to the south of central London and 5 miles from Bromley. The Town benefits from good road connections and regular rail services to various London Mainline stations. Situated in a prominent position, at the junction of High Street/Station Road, the property is adjacent to the Orpington War Memorial roundabout and the Tesco Superstore with car parking. Surrounding occupiers include Tesco, McDonalds, Cash Converters and William Hill Bookmakers.

Comprises a substantial and prominent property which has traded as an Oriental restaurant for over 40 years, which is now available due to retirement of the owners.

The ground floor comprises a fitted restaurant premises trading as King Palace, which is to be offered with vacant possession. The first floor comprises restaurant kitchen plus a storage/staff room/bedrooms. We are advised that the second floor is currently utilised as two residential units and the third floor comprises office/storage space for the restaurant. To the rear there are two storage buildings and a car parking space.

Our clients consider that the property offers considerable potential for further refurbishment and development possibly by the adaption of the first and third floors to provide further residential units subject to the grant of any planning permission required.



Accommodation

Ground Floor

Restaurant Area/ Bar

Ladies & Gents WC's and separate access to the upper parts.

First Floor

Fitted restaurant kitchen and former restaurant area, now used for storage and to provide staff sleeping accommodation.

Second Floor

We are advised by our clients that a Certificate of Lawful development is to be issued confirming that the first floor may be used as two residential flats.

Third Floor

Originally utilized as storage and office space but currently used for further residential accommodation (no formal consent currently exists for residential use).

External Area

External Storage arranged in two buildings with frontage to Augustus Lane. Parking/ Forecourt Area to Augustus Lane.

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

Freehold Price

Offers invited in the region of **£950,000 (Nine Hundred and Fifty Thousand Pounds)**. We are advised that our clients currently have four residential tenants all occupying accommodation on assured short hold tenancies producing a gross rental income of approximately £37,200 pax.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable for the "restaurant and premises" are £11,520 (2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. The residential flats are assessed under Band B for Council Tax purposes (4 in total).

Legal Costs

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

VAT

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

Town Planning

Prospective purchasers should make their own enquiries of the Local Planning Authority the London Borough of Bromley

<https://searchapplications.bromley.gov.uk/online-applications/>

Energy Performance Certificates

Energy Performance Certificate Non-Domestic Building



King Palace
346-348 High Street
ORPINGTON
BR6 0NQ

Certificate Reference Number:
0694-0978-7230-5400-2703

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



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

109

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 242
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 172.55
Primary energy use (kWh/m² per year): Not available

Benchmarks

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

We note that the four residential premises have Energy Performance Certificates Assessed Rating of "C" (ie between 51 and 75). Copies of the certificates can be found on the following Government website: <https://find-energy-certificate.digital.communities.gov.uk>

Viewings

Available by prior appointment via Linays Commercial Limited.



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