

ORPINGTON

6 & 6A MARION CRESCENT

BR5 2DD

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

FREEHOLD SALE - SHOP & ONE BEDROOM FLAT WITH DETACHED GARAGE

Location & Description

Orpington is a residential area located some 16 miles to the south of Central London and 5 miles from Bromley. The town is adjacent to the A224 and junction 4 of the M25 motorway.

The property is located on Marion Crescent close to the junction with Poverest Road and Stanley Way. The surrounding area comprises a mixture of residential dwellings and commercial premises within an established parade. Free parking is available at the roadside.

The subject property comprises an end of terrace two storey building of typical brick construction set beneath a pitched roof with tiled coverings.

The ground floor provides a retail unit and is arranged internally to provide front sales area, rear ancillary storage, kitchen and WC.

The first floor comprises a self-contained one bedroom flat and is accessed via a separate entrance at the side of the property.

To the rear of the property there is a detached garage accessed via a shared service road.



Accommodation

(With approximate dimensions and floor areas)

Ground Floor (6)		
Internal Width:	18'7"	5.7m
Built Depth:	39'0	12.1m
Sales Area:	595sq.ft	55.3 sq.m
Kitchen	<u>88sq.m</u>	<u>8.2 sq.m</u>
Total Floor Area:	683sq.ft	63sq.m
WC		
Detached Garage:	249sq.ft	23sq.m
First Floor (6a)		
Entrance Hall		
Bedroom		
Living Room		
Kitchen		
Bathroom		
Gross Internal Area:	592sq.ft	54sq.m

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: 5182

Tenancies & Price

The ground floor is let upon a Full Repairing and Insuring lease granted to 'Cunningham of London Ltd' for a term of 5 years expiring 19th December 2022 at a rent of £12,000 per annum exclusive. **The lease is to be surrendered at completion of the sale and the premises offered with vacant possession.**

The residential accommodation is occupied and let upon on a Assured Shorthold Tenancy at a current rental of £10,200 pax.

Offers in excess of **£400,000 (Four Hundred Thousand Pounds)** are invited for the Freehold interest subject to the existing residential tenancy and vacant possession of the ground floor on completion.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £3731.60 (2021/22 assessment).

Council Tax assessment – Band B

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

VAT

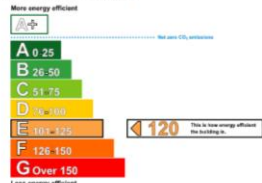
We have been advised by our clients that the property is not elected for VAT.

Commercial Energy Performance Certificate



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-domestic buildings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	76
Assessment Level:	2
Building emission rate (kgCO ₂ e/m ² per year):	143.09
Primary energy use (MWh/m ² per year):	858.15

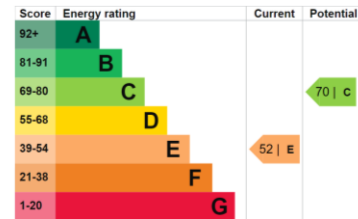
Benchmarks

Challenge value for this use could have ratings as follows:	24
if newly built	24
if typical of the existing stock	71

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Viewings

Available by prior appointment with Linays Commercial:



Contact:
Mandeep Cheema

Email
mc@linays.co.uk