

CHISLEHURST

31a GREEN LANE

BR7 6AG

LINAYS

COMMERCIAL

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

01689 875 511

TO LET- SELF CONTAINED OFFICE BUILDING WITH FORECOURT PARKING

Location

Chislehurst is located within the London Borough of Bromley approx. 10 miles south-east of Central London between Bromley and Sidcup.

The subject property is situated on Green Lane, close to the junction with Park Road, The Gordon Arms Public House and Chislehurst Ponds. Access to Chislehurst High Street is via Park Road. There is a parade of local shops including restaurants and takeaway facilities in close proximity in Green Lane.



Description

Comprises a single storey end of terrace office building currently arranged to provide front office with rear WC facilities. The property benefits from off street forecourt parking, suspended ceilings with integrated lighting.

Accommodation

(With approximate dimensions and floor areas)

Total Floor Area Approx.: 95sqft 8.83m²

Cloakroom/WC


Freehold Price

£100,000 (One Hundred Thousand Pounds). With vacant possession upon completion.

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

Rating Assessment	Commercial Energy Performance Certificate				
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,284.10 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. We understand that the previous tenants were under the small business rates relief scheme able to obtain 100% exemption of the payment of business rates. Prospective tenants should speak with The London Borough Bromley to enquire as to whether they can take advantage of this scheme.</p>	<div data-bbox="703 317 1485 674"> <table border="1"> <tr> <td data-bbox="703 317 1279 558"> <p>31A GREEN LANE CHISLEHURST BR7 6AG</p> </td> <td data-bbox="1279 317 1485 558"> <p>Energy rating</p> <p>E</p> </td> </tr> <tr> <td data-bbox="703 558 1094 674"> <p>Valid until 22 November 2031</p> </td> <td data-bbox="1094 558 1485 674"> <p>Certificate number 2978-1118-9046-4902-0564</p> </td> </tr> </table> </div>	<p>31A GREEN LANE CHISLEHURST BR7 6AG</p>	<p>Energy rating</p> <p>E</p>	<p>Valid until 22 November 2031</p>	<p>Certificate number 2978-1118-9046-4902-0564</p>
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Legal Costs	Viewings				
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1188 1239 1409">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p> </div>				
VAT	<p>Contact: Adrian Tutchings Toby Allitt</p> <p>Email: commercialproperty@linays.co.uk ta@linays.co.uk</p>				
<p>We have been advised by our clients that VAT will NOT be payable upon the sale price.</p>					