

ORPINGTON

2, 2A & 3, 3A BRITTENDEN PARADE

BR6 6DD

LINAYS

COMMERCIAL

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FREEHOLD FOR SALE – TWO GROUND FLOOR RETAIL UNITS WITH UPPER MAISONNETTES

Location

Green Street Green is a popular village within the London Borough of Bromley, located to the south of Orpington and north of Pratts Bottom.

The area benefits from good road links, positioned on the A21, providing direct access to the M25 (Junction 4). Orpington Railway Station is within 1.4 miles of the property, providing train services to Central London and Sevenoaks, making the area popular with commuters.

The subject properties form part of an established parade on the High Street, close to its junction with Glentrammon Road and Farnborough Hill.



Description

The properties comprise two mid-terrace ground floor retail units, two upper split level, three-bedroom flats plus two garages at the rear.

The ground floor units incorporate glazed shopfronts, open plan sales/office space, plus rear ancillary areas. The units are currently occupied for the purposes of a convenience store (No 2) plus an Estate Agents Office (No 3).

The upper flats are accessed via a rear external staircase. Internally, at first floor level, such comprise a kitchen, living room with balcony, bathroom plus three bedrooms arranged at second floor level. The property includes two garages within the rear yard area, which is accessible via Glentrammon Road.

Accommodation

(with approximate dimensions and floor areas)

2 Brittenden Parade (Ground Floor Shop)

Sales Area :	660 sq ft	(61.3 sq m)
Ancillary Storage:	99 sq ft	(9.19 sq m)
WC:	-	-
Rear Garage:	-	-

2A Brittenden Parade (Upper Three-Bedroom Flat)

Total Gross Internal Area	721 sq ft	(66.93 sq m)
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3 Brittenden Parade (Ground Floor Shop)

Sales Area :	647 sq ft	(60.12 sq m)
Ancillary Storage:	137 sq ft	(12.73 sq m)
WC:	-	-
Rear Garage:	-	-

3A Brittenden Parade (Upper Three-Bedroom Flat)

Total Gross Internal Area	721 sq ft	(66.93 sq m)
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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

Guide Price

We are instructed to invite offers in excess of **£750,000 (Seven Hundred and Fifty Thousand Pounds)**, for the freehold interest subject to the occupational leases granted and vacant possession of 3A Brittenden Parade.

Tenancies

2/2A Brittenden Parade (Shop & Flat) – currently let on the basis of a single full repairing and insuring lease (schedule of condition) for a term of 12 years commencing 29th October 2013, subject to 3-yearly upward only, open market rent reviews. The passing rent is £16,000 per annum exclusive. We would highlight that the rent review dated 29th October 2019 remains open.

3 Brittenden Parade (Ground Floor only) – let on the basis of a full repairing and insuring lease for a term of 10 years commencing 8th January 2015. The passing rent is £13,000 per annum exclusive.

3A Brittenden Parade (Upper Maisonette) – currently vacant.

Copies of all lease documentation is available upon request.

VAT

We are advised by our clients that VAT **will not** be payable on the purchase price under current legislation.

Commercial Energy Performance Certificates

3 Brittenden Parade High Street Green Street Green ORPINGTON BR6 6DD		Energy rating
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Valid until	Certificate number	
17 March 2024	0210-0934-5059-4392-9002	

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	79 square metres

Further assessments awaited.

Viewings

Available strictly by prior appointment via Sole Agents:



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