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FREEHOLD FOR SALE

ORPINGTON

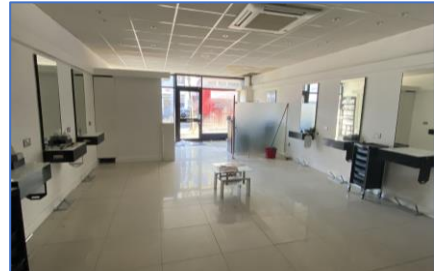
272-272A HIGH STREET

BR6 0NB

MIXED USE RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

GROUND FLOOR RETAIL WITH 3 BED MAISONETTE AT 1ST & 2ND FLOOR

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.



LOCATION & DESCRIPTION

Orpington is a busy suburb located within the London Borough of Bromley, the largest borough in Greater London and located approximately 15 miles south of Central London. The town is positioned on the A224 with direct links to the M25 (Junction 4) and A20/M20 within a 10-minute drive making it a popular location for businesses. Orpington Railway Station is within 0.7 miles of the property, providing direct train services to London Victoria & Sevenoaks.

The subject property is situated within the heart of the Town Centre, occupying a prominent and established trading position close to the junction with Homefield Rise. Surrounding occupiers include NatWest, O2, Tesco and Superdrug.

The property comprises a three-storey mid-terrace building of typical brick construction set beneath a pitched roof with tiled coverings. The ground floor retail unit is vacant and previously occupied as a Hairdressers which we understand falls within a Class E planning use. Internally, the premises are currently arranged to provide open plan sales space, rear staff areas, ancillary storage and WC facilities. The first and second floors comprise a self contained three-bedroom flat, accessed via the rear from Berwick Way. Internally, the accommodation is arranged to provide a first floor entrance lobby, kitchen, living room plus bathroom and three bedrooms at second floor level.

TENURE / PRICE

Freehold. We are instructed to seek offers in excess of **£500,000 (Five Hundred Thousand Pounds)**, subject to vacant possession.

TENANCIES

The property is to be sold with full vacant possession upon completion.

ACCOMMODATION

Floor Area	Sq.Ft.	M ²
<u>Ground Floor</u>		
Sales Area	760	70.6
Rear Storage	102	9.5
WC		
Total (NIA):	862	80
<u>Upper Parts</u>		
1 st & 2 nd Floors		
Total Area (Gross):	970	90.1

VAT

We are advised that the property is **not** elected for VAT.

EPC

272 High Street– Energy Rating TBC
272a High Street– Energy Rating TBC

RATING ASSESSMENT

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the ground floor premises are £10,416.64 per annum. Interested parties are strongly advised to check the rates liability with the local authority directly.

VIEWINGS

Strictly by prior appointment via Sole Agents:

Contact:

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