

ORPINGTON

8 MARION CRESCENT

BR5 2DD

LINAYS

COMMERCIAL

26A STATION SQUARE
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FREEHOLD SALE - COMMERCIAL INVESTMENT OPPORTUNITY

Location & Description

Orpington is a residential suburb located some 16 miles to the south of Central London and 5 miles from Bromley.

The town is adjacent to the A224 and junctions 3 and 4 of the M25 motorway. The property is located on Marion Crescent close to the junction with Poverest Road and approximately 1 mile from Orpington Town Centre.

The property is located on Marion Crescent close to the junction with Poverest Road within an established local parade with surrounding occupiers including a range of retail and catering uses.

The property comprises a three-storey, mid terrace building of traditional brick construction set beneath a part pitched/part flat roof. To the rear is a detached garage/storage building accessed via a share service road.

The ground floor is currently arranged to provide front retail and rear office premises all to be sold with vacant possession.

The upper parts are separately accessed from the rear of the property and sold off on a long leasehold basis.



Accommodation

(with approximate dimensions and gross floor areas)

<u>Ground Floor:</u>	733sq.ft	68sq.m
<u>Rear Garage/Storage:</u>	420sq.ft	39sq.m

Upper Parts (Not inspected)

1st & 2nd Floors

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

Tenure / Price

Freehold. The ground floor is to be sold with vacant possession upon completion.

The upper parts are sold off for a term of 125 years from 2016 at an initial ground rent of £100 per annum.

Freehold Price – Offers In Excess of £200,000 (Two Hundred Thousand Pounds), subject to contract.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,609.00 (2022/23 assessment).

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

Prospective occupiers may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bromley Business Rates Department for further information.

Legal Fees

Each party to bear their own legal and professional fees.

Energy Performance Certificates

8 Marion Crescent
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Energy rating

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Valid until
27 June 2023

Certificate number
9451-3014-0078-0800-9205

Property type

A1/A2 Retail and
Financial/Professional services

Total floor area

72 square metres

VAT

We have been advised by our clients that they have not elected to charge VAT and thus under current Legislation VAT is not payable upon the sale price agreed.

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
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