

# ORPINGTON

9, 9a & 9b WINDSOR DRIVE

BR6 6EY

# LINAYS

COMMERCIAL

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

**01689 875 511**

**FREEHOLD FOR SALE – FULLY LET RETAIL INVESTMENT**

## Location

Chelsfield is a popular commuter area within the London Borough of Bromley.

The premises are situated in a prominent position within an established parade close to Chelsfield Railway Station, which offers frequent services to Central London and Sevenoaks.

Surrounding occupiers include Londis Convenience Store, Lloyds Pharmacy, McColls, Chelsfield Dental Practice and The Chelsfield Public House.



## Description

Comprises a semi-detached building of traditional construction situated in a prominent corner position and arranged on ground and two upper floors. There is a yard area to the rear including bin store (flats) and front and side forecourt areas.

The ground floor is let to a long-established firm of funeral directors and the first and second floor flats which have a shared entrance to the rear, have been sold upon long leases producing ground rent income.

## Accommodation

(with approximate dimensions and floor areas)

Shop: 14'3" x 37'6" (4.34m x 11.5m)

**Sales Area: 510 sq.ft (47.38 sq.m)**

The unit is currently portioned to provide a front sales area, meeting room and office  
Cloakroom/WC  
Kitchenette  
Rear yard  
Side and front forecourt areas

**First and Second Floor Flats** (not inspected and sold upon long leases). We are advised by our clients that each flat comprises a lounge, bedroom, kitchen and bathroom/WC.

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: 5090

## Freehold Price/ Tenancies

Freehold Price: **£175,000 (One Hundred and Seventy Five Thousand Pounds) plus VAT.** Subject to the long leases upon the two flats and the occupational lease of the ground floor shop.

**Ground Floor** let to Welham Jones Limited for a term of 20 years from 1/08/11 at a current rental of £11,000 per annum exclusive, subject to 5 yearly reviews. **We understand from our client that the 2016 and 2021 rent reviews have not been implemented.**

**First and Second Floor Flats (not inspected).**

Each Flat is sold upon a lease for 125 years from 7/11/18 and 25/9/2020 respectively at a ground rent of £100 per annum.

**Total Income £11,200 pax.**

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £4,990 (2022/23 assessment). Both flats are assessed as Band B for Council Tax purposes. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs & VAT

Each party to bear their own legal and professional fees incurred in respect of this transaction.

**We have been advised by our clients that the sale price is subject to VAT at the prevailing rate.**

## Commercial Energy Performance Certificate

Assessments for the shop and for one of the flats are awaited.

Flat 9b Energy Efficiency rating is "63" "D".

## Viewings

Strictly by prior appointment via Linays Commercial Limited. **Please note that viewing appointments will not be possible upon flats 9a and 9b.**



Contact:  
Adrian Tutchings  
Toby Allitt

Email:  
[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)  
[ta@linays.co.uk](mailto:ta@linays.co.uk)

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