

ORPINGTON

35/35A HIGH STREET, GREEN STREET GREEN

BR6 6BG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FOR SALE – FREEHOLD MIXED-USE INVESTMENT – FULLY LET
GROUND FLOOR TAKEAWAY UNIT PLUS UPPER FLAT**

Location & Description

Green Street Green is a local shopping precinct which forms part of Orpington a town situated within the London Borough of Bromley. Chelsfield Railway Station is approximately 1 mile distant providing frequent railway services to Central London including Charing Cross, Cannon Street, Waterloo, London Bridge and Victoria.

The property is situated in a prominent position within an established parade offering a mixture of retail and catering units.

The subject property comprises a two story mid-terrace building of traditional brick construction beneath a flat roof and currently arranged to provide ground floor takeaway unit with front forecourt and self-contained one bedroom flat at first floor level.

The ground floor provides a front sales area, commercial kitchen with extraction canopy, rear storage and WC. The first floor is accessed via the rear and provides an entrance hall, living room, kitchen, bathroom and one bedroom. The property benefits from an extensive forecourt and rear yard.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Front Forecourt:	-	-
Front Sales Area:	198 sq ft	(18.39 sq m)
Commercial Kitchen:	224 sq ft	(20.81 sq m)
Ancillary Storage:	98 sq ft	(9.10 sq m)
Staff WC:	-	-
Rear Yard:	-	-

First Floor (Access via Rear)

Total GIA:	490 sq ft	(45.52 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

Ref: TA/5414

Price

£350,000 (Three Hundred and Fifty Thousand Pounds) for our client's freehold interest, subject to existing lease and assured shorthold tenancy.

Tenancies

Ground Floor Takeaway Unit

Let upon a lease for a term of 18 years from 1st October 2013 at a rental of £9,000 per annum exclusive to a private individual who we are advised has traded from the premises for some 20 years. The lease is subject to review at 5 yearly intervals, we are advised the October 2018 rent review remains open.

First Floor Flat

Comprises a one-bedroom flat arranged to provide an entrance hall, living room, kitchen, bathroom and one bedroom. Let upon an assured short hold tenancy at £575 per calendar month.

Current Total Income: £15,900 PA

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

Commercial Energy Performance Certificate

35a, High Street Green Street Green ORPINGTON BR6 6BG	Energy rating D
Valid until 17 December 2028	Certificate number 8228-7022-6079-0294-0992

Property type Top-floor flat
Total floor area 47 square metres

35 High Street Green Street Green ORPINGTON BR6 6BG	Energy rating D
Valid until 17 December 2028	Certificate number 9920-9963-0308-4450-9084

Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area 55 square metres

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Toby Allitt
Mandeep Cheema

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mc@linays.co.uk

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