

ORPINGTON

9/9a CARLTON PARADE

BR6 0JB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FREEHOLD FOR SALE – GROUND FLOOR RETAIL INVESTMENT – FULLY LET

Location

Orpington is a suburb within the London Borough of Bromley, approximately 15 miles south of central London. The town has good transport links and Orpington Railway Station is within 1.3 miles of the property, providing direct train services to London Charing Cross and Sevenoaks. The town is positioned on the A232 with links to the M25 (Junction 4) within a 5 minute drive. Carlton Parade is situated in a prominent location within an established parade at the northern end of Orpington High Street at the junction with Court Road & Cray Avenue. Surrounding occupiers include Co-op, QVS plus a number of independent/local operators.



Description

Comprises a three storey mid-terrace building arranged to provide ground floor bookmakers and self contained maisonette on upper floors. There is a yard/parking area to the rear accessed via a shared service road.

The ground floor is occupied by Coral Bookmakers and the premises are currently partitioned to provide front sales area, service counter with corridor leading to kitchen and WCs.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor:

Internal Width: 16'6" 5.02m



Sales Depth: 39'6" 12.03m

Total Floor Area 800sqft 74.32 sq.m

Rear Yard/Parking

First and Second Floor Maisonette (not inspected)

Ref: 5477

Tenancies	Energy Performance Certificates
<p>The ground floor is let to Ladbrookes Betting and Gaming Limited for a term of 5 (Five) years expiring 31/0/2026 at a rental of £12,800 (Twelve Thousand Eight Hundred Pounds) per annum exclusive. The lease is granted within the provisions of the Landlord & Tenant Act (1954) as amended.</p> <p>The upper parts are sold upon a lease for 99 years from 1/9/2001 at a ground rent of £50 per annum rising in 2034 to £100 per annum and then again in 2067 to £150 per annum.</p> <p>Current Rental Income: £12,850 (Twelve Thousand Eight Hundred and Fifty Pounds) pax.</p>	Awaiting Assessment
Tenant Information	
Price	 <p>Ladbrokes Betting & Gaming Ltd provides gambling services and employs 15,000 people in six countries and is one of the world's leading betting and gaming enterprises. Ladbrokes is a market leader in retail bookmaking in the UK, Ireland, Belgium and Spain where it operates a combined total of more than 2,700 betting shops. For the year ending 31.12.2022 Ladbrokes Betting & Gaming Ltd reported a turnover of £670,147,000, a pre-tax loss of £4,554,000, shareholder's funds of £1,149,947,000 and a net worth of £1,100,052,000.</p>
<p>Subject to Contract.</p> <p>We invite offers in the region of £250,000 (Two Hundred and Fifty Thousand Pounds), subject to the leases in place.</p> <p>The property is not elected for VAT.</p>	
Legal Costs	Further Information
Each party to bear their own legal and professional fees incurred in respect of this transaction.	 <p>28A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416 01689 875 511</p> <p>Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk</p>

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