

BEXLEY

11 MONTPELIER AVENUE, ALBANY PARK
DA5 3AP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FREEHOLD SALE - GROUND FLOOR RETAIL/OFFICE PREMISES

Location

The property is situated within an established parade which offers a mixture of office, retail and catering establishments. The property is approx 0.7mile (1.12km) from Albany Park Mainline Railway Station and is in a predominantly residential area. Albany Park is located between the larger conurbations of Bexley and Sidcup.



Description

The property comprises a mid terrace building arranged on ground floor and first floor. The ground floor offers, office/reception area, partitioned office, main open plan office area, kitchenette/staffroom and WC all offered with vacant possession.

The property has the benefit of a private forecourt area.

The upper part has been sold upon a long lease.

Office features all untested.

- Electronic security shutter
- Suspended ceilings
- Gas central heating
- Carpet/floorcoverings
- Private forecourt

Accommodation

(with approximate floor areas)

Floor Area: 530 sq ft 49.2sq.m

Kitchenette/staff room

WC

Price

Freehold: **£190,000 (One Hundred and Ninety Thousand Pounds)** with vacant possession. The first floor residential flat has been sold on a long leasehold interest producing a ground rent income of £75 per annum increasing in 2041 to £125.

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: 5525

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,141.70 (2023/2024 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly as occupiers may be able to obtain full relief to business rates under current legislation.

Commercial Energy Performance Certificate

11 Montpelier Avenue
BEXLEY
DA5 3AP

Energy rating

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Valid until
17 June 2033

Certificate number
7289-9492-2959-0480-5381

Legal Costs

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

Photo

VAT

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



Viewings

Available by prior appointment via Linays Commercial Limited.

Contact: Adrian Tutchings

Email: commercialproperty@linays.co.uk

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