

ORPINGTON

15 CRESCENT WAY

BR6 9LS

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FOR SALE – FREEHOLD INVESTMENT OPPORTUNITY
GROUND FLOOR RETAIL PREMISES – FULLY LET PRODUCING £15,600 PAX

Location

Crescent Way is an established local parade located between Orpington and Green Street Green adjacent to Sevenoaks Road (A223). Surrounding occupiers include Co-op Convenience Store plus numerous independent retailers and caterers. The parade benefits from roadside parking and a central green space.

Chelsfield Railway Station is situated approx. 1.4 km to the east, providing regular, direct services to Central London.



Description

The subject premises comprise the ground floor of a three-storey end of terrace building. Externally the property has the benefit of a front forecourt.

The ground floor provides retail premises currently occupied as a Hairdressers and fitted out to the tenants preferred specification. Internally the layout provides front sales area, kitchenette and WC.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	15'	4.6m
Sales Depth:	25'7"	7.8m
Sales Area:	388sq.ft	36.11sq.m
Kitchenette:	61sq.ft	5.7sq.m
WC:	-	-

Tenancies

The ground floor premises are let to on a Full Repairing and Insuring lease expiring 1st July 2033. The current rent is £15,600 (Fifteen Thousand Six Hundred Pounds) per annum exclusive subject to review in July 2028. The upper parts residential are sold off on a long leasehold interest for a term of 125 years from September 2004.

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: AGT/5575

Price

£225,000 (Two Hundred and Twenty Five Thousand Pounds) for our client's Freehold interest, subject to the occupational lease granted.

Legal Costs

Each party to pay their own legal fees in respect of this transaction.

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

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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