

LINAYS
COMMERCIAL

www.linays.co.uk

01689 875 511



ON THE INSTRUCTIONS OF



AVAILABLE TO LET

1,897FT²/176M²

GREEN ST GREEN BR6 6BJ

OLD SCHOOL HOUSE, HIGH STREET

CLASS E - COMMERCIAL, BUSINESS & SERVICE USE PREMISES

INCLUDES TWO BEDROOM MANAGER'S FLAT & GARDEN/YARD

WOULD SUIT A WIDE VARIETY OF OCCUPIERS INCLUDING

OFFICES, MEDICAL, LEISURE & NURSERY BUSINESSES

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.



LOCATION

Green Street Green is a suburb situated within the jurisdiction of the London Borough of Bromley, located south of Orpington, west of Chelsfield and east of Locksbottom. The subject property is positioned at the southern end of the High Street (A223) in a convenient and accessible location close to the junction with Farnborough Way (A21) which provides direct access eastbound to the M25 (Junction 4). The general character of the area comprises predominantly of residential dwellinghouses and in terms of amenities, a Waitrose Supermarket and The Royal Oak Public House are within walking distance. For public transport Chelsfield Railway Station is 0.9 miles distant served by Southeastern with trains to London Charing Cross and Sevenoaks. In addition, there are bus stops a short walk from the property which service the local area.

DESCRIPTION

The property comprises of a detached, period style, two storey mixed use building of typical brick construction with timber framed windows set beneath multi pitched roofs with slate tile coverings. Externally, access is via a private pedestrian entrance from the pavement edge and the property benefits from both hardstanding and walled garden areas within its curtilage. The property was previously occupied as a rehabilitation care and therapy centre and has been altered/adapted by the former Tenant to provide the current layout whilst maintaining many of the original features. The building is arranged over a single storey to the front elevation and extends into a two-storey section to the rear. The ground floor is configured to provide a mixture of open plan and cellular offices/treatment rooms, ancillary areas/stores, kitchen and WC's. The first-floor comprises of a residential dwelling which is accessed via a separate entrance from the side of the building. The flat is arranged to provide ground floor entrance lobby and kitchen whilst the first floor offers a bathroom, living room and two bedrooms.

ACCOMODATION

The property comprises the following approximate net internal floor areas:

Floor Area	Sq.Ft	Sq.M
Ground Floor	1289	119
Residential	<u>608</u>	<u>56</u>
Total Floor Area	1897	176

TERMS

The premises are available to let on the basis of a new Full Repairing and Insuring lease for a term of years to be agreed at a commencing rent in excess of **£37,000 (Thirty Seven Thousand Pounds)** per annum exclusive. The lease is to be granted outside the security provisions of The Landlord & Tenant Act 1954 (as amended). The property is **not** elected for VAT.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £12,724.50 (2024/2025 assessment). We understand the residential flat is currently assessed for tax purposes as follows: Council Tax Band B. Interested parties are strongly advised to check the actual rates liability with The London Borough of Bromley Business Rates/Council Tax department.

PLANNING PERMISSION

Class E of the Town & Country Planning Use Classes Order allows for the premises to be occupied for the purposes of a financial/professional services, light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. All uses are subject to Landlords consent. The property is not located within a Conservation Area however it is locally listed.

ENERGY PERFORMANCE CERTIFICATE

Certificate Number: 9200-5925-0348-8250-7054
Rating: E (102)