

ORPINGTON

16 MARION CRESCENT

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LINAYS

COMMERCIAL

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FREEHOLD SALE - VACANT SHOP PREMISES WITH FRONT FORECOURT

Location

Situated in a well-established retail and residential area just off Cray Avenue (A224). Marion Crescent and Stanley Way offers a range of local shopping facilities including convenience store, pharmacy and a range of other retail, office and catering uses.

Description

Comprises an end of terrace two storey building. Internally the shop unit is arranged to provide front sales area with treatment room, rear store/kitchen area, WC. The first floor (not inspected) comprises a residential flat which has been sold upon a long lease producing a ground rent income. Externally the property benefits from a front forecourt for parking.

Price

Freehold: £220,000 (Two Hundred and Twenty Thousand Pounds), with vacant possession and subject to the long lease granted upon the residential first floor flat producing a ground rent income of £100 per annum exclusive



Accommodation

(with approximate dimensions and floor areas)

Shop:

Internal Width:	22'	6.7m
Sales Depth:	27'1	8.4m
Built Depth	40'10	12.4m
Treatment Room	96sq.ft	9sq.m


Total Floor Area Approx: 700 sq.ft 65q.m

The flat is sold upon a lease for a term of 99 years from April 2014 at a ground rent of £100 per annum doubling every 20 years.

We are further advised by our clients that the owner of the flat contribute by way of a service charge 42.63% of the expenditure incurred.

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

Rating Assessment	Energy Performance Certificates
<p>We note from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £5,114.75 (2024/25 assessment).</p> <p>Interested parties are advised to check the actual rates liability with the Local Authority directly. Tenants may be eligible for small business rates relief and are advised to contact the business rates department for further information.</p>	<p>We are advised by our clients that they are obtaining a new Commercial Energy Performance Certificate and that an assessor has been instructed.</p>
VAT/Service Charge	Viewings
<p>VAT We have been advised by our clients that VAT will NOT be payable upon the sale price under current legislation.</p> <p>Service Charge See note above regarding contributions by the owner of the flat.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="972 984 1286 1203">  </div> <p>Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk</p>