

ORPINGTON

16 MARION CRESCENT

BR5 2DD

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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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> | <div data-bbox="748 310 1518 680"> <div> 16 Marion Crescent ORPINGTON BR5 2DD </div> <div> Energy rating D </div> <div> Valid until 18 May 2035 </div> <div> Certificate number 2615-8235-9002-0895-2906 </div> </div> <div data-bbox="716 783 1542 884">Viewings</div> |
| VAT/Service Charge | <p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="976 987 1287 1203">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416 01689 875 511</p> </div> <p>Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk</p> |