

ORPINGTON

14 & 14A MARION CRESCENT

BR5 2DD

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD SALE – GROUND FLOOR COMMERCIAL FISH & CHIP TAKEAWAY
FIRST FLOOR TWO BEDROOM FLAT - DETACHED GARAGE - VACANT**

Location & Description

Orpington is a located some 16 miles to the south of Central London and 5 miles from Bromley. The town is adjacent to the A224 and junction 4 of the M25 motorway.

The property is located on Marion Crescent close to the junction with Poverest Road and Stanley Way. The surrounding area comprises a mixture of residential dwellings and commercial premises within an established parade. Free parking is available at the roadside.

The subject property comprises a mid-terrace two-storey building of traditional brick construction set beneath a pitched roof with tiled coverings.

The ground floor provides a commercial unit previously trading as a fish and chip take-away including preparation and storage areas to the rear.

The first floor comprises a self-contained two-bedroom flat which is accessed via a separate entrance to the rear of the property.

To the rear of the property there are two concrete garages/store rooms, one with a single loading door and the second with double access doors.



Accommodation

(With approximate dimensions and floor areas)

Ground Floor (14)

Internal Width	20'2	6.14m
Sales Depth	19'3	5.86m
Kitchen/Prep Area	142sq.ft	13sq.m
Store Room	123sq.ft	11.4sq.m
WC		

First Floor (14a)

Kitchen	8'2 x 7'9	(2.48m x 2.36m)
Lounge	13'3 x 12'0	(4.03m x 3.65m)
Bedroom 1	12'4 x 12'1	(3.75m x 3.68m)
Bedroom 2	8'11 x 7'9	(2.71m x 2.36m)
Shower & WC		

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: 5639

Tenure/Price

Tenure: Freehold – Vacant Possession.

We seek offers in excess of **£425,000 (Four Hundred and Twenty-Five Thousand Pounds)** exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £5114.75 (2024/25 assessment).

Council Tax assessment – Band B

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that the property is **not** elected for VAT.

Planning Permission

Interested parties are advised to undertake their own investigations as to the permitted/lawful planning use by contacting the London Borough of Bromley.

Commercial Energy Performance Certificate

Sea Fare Foods
14 Marion Crescent
ORPINGTON
BR5 2DD

Energy rating

C

Valid until

19 February 2028

Certificate number

0395-9521-8630-1000-6803

14b, Marion Crescent
ORPINGTON
BR5 2DD

Energy rating

E

Valid until

18 February 2028

Certificate number

0052-2861-7529-9498-2195

Viewings

Available by prior appointment with Linays Commercial:



Contact:
Adrian Tutchings

Email
commercialproperty@linays.co.uk