

ORPINGTON

28/28A MARION CRESCENT

BR5 2DD

LINAYS

COMMERCIAL

26A STATION SQUARE
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FREEHOLD INVESTMENT FOR SALE – GROUND FLOOR COMMERCIAL & FIRST FLOOR RESIDENTIAL – FULLY LET ON SINGLE LEASE – PRODUCING £18,500PAX

Location

Orpington is a residential area some 16 miles south of Central London and 5 miles from Bromley. The town is adjacent to the A224 (Cray Avenue) providing trunk road linkage to junctions 3 and 4 of the M25 motorway.

The property is situated within an established parade which includes a mixture of retail and catering outlets.

A short distance away is the Nugent Centre Retail Park, comprising retail and food establishments including Marks and Spencer and Next.

Description

The premises comprise a mid-terrace building arranged on ground and first floors with a yard/ parking area to the rear.

The ground floor unit trades as Pizza Hut and comprises a commercial unit with kitchen area to the rear plus ancillary storage leading to a parking space accessed via a shared alleyway.

The first floor comprises a self contained one-bedroom flat.



Accommodation

(With approximate dimensions and floor areas)

Ground Floor: Total Floor Area - 760 sq ft 70 sq m

First floor (not inspected) - One Bedroom Flat

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

Tenure/Tenancies/Price	Commercial Energy Performance Certificate
Tenure: Freehold. Tenancies: The entire property is subject to an existing lease granted to JJ & Team Limited trading as Pizza Hut. The premises are let upon a Full Repairing and Insuring lease for a term of 25 years expiring 5th September 2032 and subject to upward only rent reviews at 5 (Five) yearly intervals with the next rent review scheduled to take place 14th November 2026. The current rental is £18,500 (Eighteen Thousand Five Hundred Pounds) per annum exclusive. Price: Offers invited in excess of £350,000 (Three Hundred and Fifty Thousand Pounds)	28-28a Marion Crescent ORPINGTON BR5 2DD Energy rating B Valid until 15 September 2035 Certificate number 2221-9810-1134-5204-1513
Legal Costs	Viewings
Each party to bear their own legal and professional fees incurred in respect of this transaction.	Available by prior appointment via Linays Commercial Limited.
VAT	
We have been advised by our clients that VAT will NOT be payable upon the sale price under current legislation.	Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk