

ORPINGTON

89 HIGH STREET

BR6 0LF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**FREEHOLD INVESTMENT SALE – GROUND FLOOR TAKEAWAY PREMISES
FULLY LET – PRODUCING £16,000 PAX – TOWN CENTRE LOCATION**

Location

Orpington is located within the London Borough of Bromley approx. 15 miles south of Central London. The town is positioned on the A224 with direct links to the M25 (J4) and A20/M20 within a 10-minute drive making it a popular location for businesses. Orpington Railway Station is within 1 mile of the property, providing direct train services to London Victoria & Sevenoaks. The subject property is situated at the northern end of the High Street, occupying a prominent position with good levels of footfall and passing traffic close to the junction with Church Hill and Chislehurst Road.



Accommodation

Overall Floor Area		
(Excluding W/C and Storage):	674 sq ft	62 sq m
External Storage:	223 sq ft	20 sq m

Description

The premises comprise a mid-terrace three storey building with a yard area to the rear which can be accessed via the rear of the property or a shared side alleyway.

The ground floor unit trades as 'Chandni' a takeaway unit with commercial kitchen area to the rear plus ancillary storage.

The upper parts do not form part of the sale.

Tenure/Lease Terms

Tenure: Freehold.

The property (Ground Floor) is subject to a lease dated 24th June 2013 for a term of 15 years expiring 23rd June 2028. The current rent is **£16,000 (Sixteen Thousand Pounds)** per annum exclusive. There are no break clauses.

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

Price	Commercial Energy Performance Certificate
<p>£239,000 (Two Hundred and Thirty-Nine Thousand Pounds) exclusive for the Freehold interest, subject to the existing lease.</p> <p>The upper parts are sold off on a long leasehold basis.</p>	<div data-bbox="690 300 1507 562"> <div data-bbox="719 331 880 422">89 High Street ORPINGTON BR6 0LF</div> <div data-bbox="1287 321 1485 541"> Energy rating <div data-bbox="1344 405 1430 499">C</div> </div> </div> <div data-bbox="690 569 1507 688"> <div data-bbox="805 590 982 667">Valid until 15 August 2034</div> <div data-bbox="1146 590 1461 667">Certificate number 1786-3777-7363-8706-6390</div> </div>
Market Commentary	Photo
<p>As local agents we have witnessed firsthand how demand for takeaway property remains strong, supported by consistent consumer spending on delivery and takeaway services that grew significantly during the pandemic and has continued post-pandemic. As a result, competitive rents often with premiums are being achieved. Due to this we envisage excellent levels of interest should the current occupier vacate or not renew the lease.</p>	
Legal Costs	Viewings
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p>
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the sale price under current legislation.</p>	