

ORPINGTON

338 HIGH STREET
BR6 0NG

LINAYS COMMERCIAL

26A STATION SQUARE
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**FREEHOLD SALE OR TO LET | PRIME VACANT COMMERCIAL PREMISES
CLASS E PLANNING USE | GROUND FLOOR & REAR YARD/PARKING**



Location / Description

Orpington is a popular suburb within the London Borough of Bromley. Orpington Railway Station is approx. 0.5 miles away, offering direct train services to London Bridge, Charing Cross and Sevenoaks. The town is positioned on the A224 (Court Road) with the M25 (Junction 4) within an 8-minute drive. The property is situated at the southern end of the High Street close to the junction with Station Road benefiting from strong pedestrian footfall. Surrounding occupiers include McDonalds, Oxfam & Demelza. The property provides a ground floor unit with excellent visibility onto Orpington High Street currently occupied by an Estate Agents. Internally the premises are configured to provide front reception, separate offices/meeting rooms, kitchenette and WC. The flexible layout is considered suitable for retail, showroom, leisure or medical occupiers. Externally, the property incorporates a rear yard for parking accessed via Augustus Lane. The upper parts comprise residential accommodation held under two 125-year leases, with a nominal rent of £125 per annum.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Total Floor Area: 918 sq ft 85.3 sq m

Rear Yard/Parking

Price / VAT	Commercial Energy Performance Cert	
<p>Freehold. £350,000 (Four Hundred and Fifty Thousand Pounds) for the benefit of our client's freehold interest with vacant possession of the ground floor and subject to the existing long leasehold interests granted on upper parts.</p> <p>Alternatively, the premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £27,000 (Twenty-Seven Thousand Pounds) per annum exclusive, payable quarterly in advance.</p> <p>We have been advised by our clients that VAT will not be payable under current legislation.</p>		
AML	Planning Permission	
<p>A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.</p>	<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, gymnasium/indoor recreation. Consent will be required for any external alterations (e.g. ventilation & extraction).</p>	
	<th data-bbox="695 1570 1523 1675">Further Information</th> <p data-bbox="695 1696 1523 1738">Available via sole selling agents:</p> <p data-bbox="695 1780 1523 1854">Contact: Mandeep Cheema Email: mc@linays.co.uk</p>	Further Information
<p><small>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.</small></p> <p><small>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</small></p>		