

# ORPINGTON

318/318A HIGH STREET  
BR6 0NG

# LINAYS COMMERCIAL

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

**01689 875 511**

**FREEHOLD SALE | THREE STOREY MID TERRACE MIXED USE BUILDING  
FULLY LET | INVESTMENT OPPORTUNITY | PRODUCING £33,000PAX**



## Location / Description

Orpington is a popular suburb within the London Borough of Bromley. The property is situated at the southern end of the High Street close to the Tesco Superstore and car park. Surrounding occupiers include McDonalds, Londis, Haart Estate Agents, Cash Converter & Demelza. The property comprises a mid-terrace, three storey, mixed use building set beneath a part pitched/part flat roof with tiled covering. The ground floor is occupied as a Restaurant and arranged internally to provide front customer seating area, kitchen and stores. Externally, the property incorporates a rear yard for parking. The upper parts are accessed via an external staircase from the rear and comprise residential accommodation over first and second floor.

## Accommodation

(with approximate dimensions and floor areas)

### Ground Floor Commercial

Restaurant Area:	1,354 sq ft	125.78 sq m
Kitchen/Ancillary:	435 sq ft	40.4 sq m
<b>Total Floor Area:</b>	<b>1,789 sq ft</b>	<b>166.2 sq m</b>

### First & Second Floor Residential

Lounge, Kitchen, 3 Bedrooms & Bathroom.

<b>Total Floor Area:</b>	<b>1,184 sq ft</b>	<b>110 sq m</b>
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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 / VAT**

Freehold. **£495,000 (Four Hundred and Ninety Five Thousand Pounds)** for the benefit of our client's freehold interest subject to the existing lease granted on the whole.

We have been advised by our clients that VAT will **not** be payable upon the sale price under current legislation.

**AML**

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

**Lease**

<b>Lease Dated:</b>	13 <sup>th</sup> October 2015
<b>Property:</b>	The land and building at 318/318a High Street, Orpington Kent.
<b>Tenant:</b>	DO & EL Limited (CRN: 08618242).
<b>Guarantor:</b>	Private individual.
<b>Rent:</b>	Current: £33,000 pax The rent rises to £34,500 pax on 13 <sup>th</sup> October 2027 and £39,000 on 13 <sup>th</sup> October 2028.
<b>Term:</b>	A term of 20 Years expiring 12 <sup>th</sup> October 2035.
<b>Breaks:</b>	10 <sup>th</sup> Year (2025) Not Exercised.
<b>Rent Review Dates:</b>	13 <sup>th</sup> October 2030.
<b>Schedule of Condition:</b>	The lease is subject to a schedule of condition.
<b>Security of Tenure:</b>	Within.

**Commercial Energy Performance Certificate**

318 High Street ORPINGTON BR6 0NG		Energy rating <b>B</b>
Valid until <b>16 December 2035</b>	Certificate number <b>9695-4072-0022-3812-2982</b>	

**Further Information**

Available via sole selling agents:

Contact: Adrian Tutchings      Email: [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)