



FREEHOLD FOR SALE

3 ROBERTS MEWS, ORPINGTON KENT BR6 0JP

(REAR OF 178-194 HIGH STREET)

Self-Contained Office Building with Parking

- Two Storey Building with Vacant Possession
- Convenient Town Centre Location
- 1,262sq.ft / 117sq.m

LOCATION

Orpington is a suburb 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 0.7 miles of the property, providing direct train services to London Victoria & Sevenoaks. The subject property is situated within the heart of the Town Centre, accessed via a roadway off the High Street.



DESCRIPTION

The property comprises a two-storey office building of brick construction beneath a pitched roof with an interlocking tiled covering and covered entrance porch. Internally, the building is currently arranged to provide a mixture of open-plan and cellular office accommodation, together with a kitchenette and separate ladies' and gents' WC facilities. The building forms part of a 1980s mews-style development situated adjacent to Orpington High Street.

Features include carpet tile floor coverings, surface-mounted Category II lighting, gas-fired central heating via radiators and uPVC double-glazed windows (all untested).



ACCOMMODATION

We equate the following, approximate floor areas:

Ground Floor NIA:	570 sq ft (52.9 sq m)
First Floor NIA:	692 sq ft (64.3 sq m)
Total NIA:	1,262 sq ft (117.27 sq m)



PRICE/TENURE

Guide Price: **£350,000 (Three Hundred and Fifty Thousand Pounds)** for our client's Freehold Interest, with vacant possession. We are advised the property is **not** elected for VAT.

ENERGY PERFORMANCE

3 Roberts Mews ORPINGTON BR6 0JP		Energy rating D
Valid until 13 July 2033	Certificate number 8948-0163-8346-0350-8488	

RATING ASSESSMENT

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,262.00. Interested parties are strongly advised to check the rates liability with the local authority directly

AML

A successful bidder will be required to provide standard identity checks to satisfy Anti-Money Laundering regulations at the point of agreeing the sales memorandum.



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