

ORPINGTON

263 HIGH STREET, ST MARY CRAY

BR5 4AR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FOR SALE - FREEHOLD INVESTMENT – DETACHED BUILDING – FULLY LET



Location/Description

Situated in a prominent corner position within the St Mary Cray Conservation Area. Adjoining occupiers include residential properties, a pharmacy, doctors and dental surgeries and a convenience store.

Comprises a detached timber framed building

constructed in 2010 under a tile roof with decorative timber paneling and display windows. To the rear there is a garden area currently used by the occupiers to provide a further seating area plus a store.

The current use is that of tea rooms with seating area, kitchen & preparation area, entrance and display area. Lobby to cloakroom/WC (Adapted for disabled persons use). Garden area and store to rear.

Accommodation

With approx. dimensions (taken at extremes) and approx floor areas.

Floor Area:	500 sq ft	46 sq m
Garden Area:	206 sq ft	19 sq m

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/Price	Commercial Energy Performance Certificate
Tenure: Freehold. Tenancies: The existing occupational lease is granted for a term of 5 (Five) years from 28th July 2023, expiring in July 2028 at a rental of £10,200 (Ten Thousand Two Hundred Pounds) per annum exclusive. The rent is subject to review at 3 (Three) yearly intervals (outstanding). The lease is granted outside the security provisions of the Landlord and Tenant Act 1954. Price: Offers invited in the region of £200,000 (Two Hundred Thousand Pounds).	263 High Street St Mary Cray ORPINGTON BR5 4AR Energy rating A Valid until 7 October 2036 Certificate number 0299-0961-0321-3864-3565
Rating Assessment	Town Planning
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,743 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly	We are advised that planning permission was granted, subject to conditions by the London Borough of Bromley under Application No: DC/09/00984/FULL1 on 27th May 2009 for “demolition of existing building and erection of detached single storey building for use as tea room (Class A3)”. Prospective purchasers should make their own enquiries of the London Borough of Bromley Planning Register. https://www.bromley.gov.uk/planning-applications/search-planning-applications
Legal Costs	Viewings
Each party is to be responsible for the payment of their own legal fees.	Available strictly by prior appointment via Linays Commercial Limited.  26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01689 831416 01689 875 511 Contact: Adrian Tutchings commercialproperty@linays.co.uk
VAT	
We have been advised by our clients that VAT will NOT be payable upon the price.	