

# ORPINGTON

GREYTOWN HOUSE

221-227 HIGH STREET

BR6 0NZ

# LINAYS

COMMERCIAL

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

**01689 875 511**

**FOR SALE - SELF CONTAINED OFFICE BUILDING 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR LEVEL  
17 PARKING SPACES | PLANNING CONSENT FOR RESIDENTIAL**



## Location / Description

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, occupying a prominent position close to the junction with Homefield Rise. The property comprises the first and second floors of a three-storey mid-terrace building of typical brick construction set beneath a flat roof. Externally the property benefits from a car park (17 spaces), accessed via Juglans Road. Internally, the space is currently arranged to provide a mixture of cellular and open plan office space accessed via a private entrance from the High Street. Features include air conditioning, secondary glazing and gas central heating.

## Accommodation

(with approximate net internal areas)

1 <sup>st</sup> Floor:	1,915 sq.ft	177sq.m
2 <sup>nd</sup> Floor:	3,686 sq.ft	342sq.m
Ladies & Gents WC's	-	-
<b>Floor Area (Net):</b>	<b>5,601sq.ft</b>	<b>520sq.m</b>
Floor Area (Gross):	6,155sq.ft	571sq.m

Ref: MC/5458

Tenure/Price	Planning
<p>Long Leasehold: the property is held for a term of 999 years from 25<sup>th</sup> June 2013 subject to a ground rent of £1 pa.</p> <p>Price: We are instructed to seek offers in the region of <b>£1,000,000 (One Million Pounds)</b>, subject to contract for our clients long leasehold interest. The property is to be sold with vacant possession on completion.</p>	<p>Planning permission was granted on 20<sup>th</sup> July 2021 for 'change of use of first and second floors from Class B1(a) office to Class C3 residential to form 8 dwelling units (56 day application for prior approval in respect of transport and highways, contamination, flooding, impacts of noise from commercial premises and provision of adequate natural light to habitable rooms under Class O, Part 3 of the General Permitted Development Order). Interested parties are advised to make their own enquiries with The London Borough of Bromley Planning Department. The property is not listed nor is it located within a Conservation Area.</p>
Rating Assessment	CEPC
<p>We understand from the Valuation Office Agency (VOA) website that the ratable value from 1<sup>st</sup> April 2023 is £49,000. Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<p>Awaited.</p>
VAT	<h3 data-bbox="695 1255 1091 1297">Further Information</h3>
<p>The property is <b>not</b> elected for VAT.</p>	
AML	<p data-bbox="695 1356 1010 1388">Available via sole agents:</p> <div data-bbox="943 1394 1271 1610"><p data-bbox="943 1394 1271 1610"><b>LINAYS</b> COMMERCIAL 26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416 <b>01689 875 511</b></p></div> <p data-bbox="695 1654 1419 1766">Contact: Adrian Tutchings      <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a> Mandeep Cheema      <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>
<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>	

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