

ORPINGTON

31-31A WINDSOR DRIVE, CHELSFIELD
BR6 6EY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD SALE | THREE STOREY MID TERRACE MIXED USE BUILDING
FULLY LET | INVESTMENT OPPORTUNITY | PRODUCING £21,000PAX**



Location / Description

Chelsfield is a suburb located south of Orpington and north of Halstead within the London Borough of Bromley. The town is located on the A21, providing direct access to the M25 and is popular with commuters with rail services from Chelsfield Railway Station. The subject property is located on Windsor Drive, an established parade, close to the junction with Warren Road. The property comprises a mid-terrace, three storey, mixed use building set

beneath a pitched roof with tiled covering. The ground floor is occupied as a Dry Cleaners and arranged internally to provide an open plan layout. Externally, the property incorporates a rear yard including outbuildings used for storage and WC. The upper parts are accessed via an external staircase from the rear and comprise residential accommodation over first and second floor. The maisonette is currently set out to provide five bedrooms, kitchen and bathroom.

Accommodation

(with approximate net internal areas)

Ground Floor:

Sales Area: 667sq.ft 61.9sq.m

External Stores: 114sq.ft 10.6sq.m

Rear Garden/Parking

First Floor:

Total Gross Internal Area: 822sq.ft 76.4sq.m

Ref: MC/5608

Price

Freehold. The entire property is subject to a single lease as per the Tenancies section. We are instructed to seek offers in the region of **£350,000 (Three Hundred and Fifty Thousand Pounds)** exclusive for the Freehold interest subject to the lease.

VAT

We are advised that the property is **not** elected for VAT.

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

| | |
|----------------------------|--|
| Lease Dated: | 27 th February 2020 |
| Property: | The land and building at 31/31a Windsor Drive, Chelsfield Kent. |
| Tenant: | Private Individual t/a Chelsfield Drycleaners. |
| Rent: | £21,000pax |
| Term: | 15 Years from 1 st July 2017 ending 30 th June 2032. |
| Breaks: | N/A |
| Rent Review Dates: | 1 st July 2022 and every 5 years thereafter. |
| Security of Tenure: | Within. |

CEPC

31 Windsor Drive
ORPINGTON
BR6 6EY

Energy rating

B

Valid until
30 May 2034

Certificate number
5224-3361-6196-4081-3050

Further Information

Available via sole selling agents:



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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