

HALSTEAD

DOME BARN, OTFORD LANE

TN14 7EG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD FOR SALE – UNIQUE DETACHED OFFICE BUILDING
APPROX 500 SQ.FT (46.45 SQ.M) – WITH PARKING**

Location

Situated on the edge of Halstead Village in a Green Belt setting but within half a mile of the A224 Orpington By-Pass/ Polhill which provides access to Junction 4 of the M25, approximately 2.5 miles to the North.

Description

The premises originally formed a “Nissan Hut” which has been substantially renovated and refurbished internally and externally to form a unique office unit. The space has gated access from Otford lane and benefits from parking for 5 cars. To the left of the building is a detached external timber store.



Accommodation

(with approximate dimensions and floor areas)

Internal Width	16'10"	(5.13 m ²)
Internal Depth	31'5"	(9.58 m ²)
Net Office Area Approx	500 sq.ft	(66 m²)
Kitchenette	-	-
Cloakroom/WC	-	-
External Store	389 sq.ft	(36 m ²)

Price

£275,000 (Two Hundred and Seventy-Five Thousand Pounds) for the sale of the freehold interest with full vacant possession.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,253 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

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

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

Commercial Energy Performance Certificate



Viewings

Available by prior appointment via Linays Commercial Limited



Contact:

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Mandeep Cheema

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mc@linays.co.uk

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