# **HALSTEAD**

DOME BARN, OTFORD LANE

**TN14 7EG** 



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.



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.

## **Price**

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



#### **Accommodation**

(with approximate dimensions and floor areas)

Internal Width 16'10" (5.13 m²)
Internal Depth 31'5" (9.58 m²)

Net Office Area Approx 500 sq.ft (66 m²)

Kitchenette -

Cloakroom/WC - -

External Store 389 sq.ft (36 m<sup>2</sup>)

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

Ref: NL/4903

# **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.

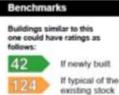
# **Legal Costs**

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

## **Commercial Energy Performance Certificate**



# Main heating fuel: Grid Supplied Electricity Building environment: Air Conditioning Total useful floor area (m²): 50 Assessment Level: 3 Building emission rate (kgCO<sub>2</sub>/m² per year): 133.33 Primary energy use (kWhim² per year): 788.7



# **Viewings**

Available by prior appointment via Linays Commercial Limited



Contact: Email:

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Mandeep Cheema <u>mc@linays.co.uk</u>

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