

PENGE

198/198a HIGH STREET

SE20 7QB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FOR SALE – FREEHOLD SHOP/OFFICE PROPERTY PLUS GROUND RENT FROM MAISONETTE

Location

Situated in a prominent main road position within an established parade which is adjacent to a Tesco Express.

Description

Comprises a mid-terrace period building arranged on ground and two upper floors. The ground floor shop/office unit is let to an established Tenant Until October 2017. The ground floor unit has the benefit of gas fired central heating and suspended ceilings (all untested). The residential upper parts have been sold upon a long term ground Lease.

Accommodation

(with approximate dimensions and floor areas)

SHOP/OFFICE:

13'4" widening to 16'8" x 25'10" (4.07m to 5.08m x 7.88m)

Retail/Office space: 360 sq.ft.(33.45m²)

Rear Office: 118 sq.ft. (10.96m²)

TOTAL COMMERCIAL AREA

APPROX 545 SQ.FT. (50.63 M²)

Kitchen

Door to small yard and parking space.

FIRST & SECOND FLOORS:

Separate entrance from Penge High Street.



Tenancies

GROUND FLOOR:

Currently let to 'The Trustees of Bromley Victim Support' a Registered Charity (Charity Registration Number 278563) upon a lease expiring October 2017 at a rental of £8,400 per annum exclusive. **The current tenants have advised that they will be vacating the property upon expiry of the lease.**

Vacant possession of shop/office October 2017.

UPPER FLOORS (NOT INSPECTED):

Sold upon a 99 year Lease (approx. 84 years unexpired) at a ground rent of £100 per annum.

CURRENT TOTAL INCOME £8,500 PER ANNUM EXCLUSIVE

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: AGT/4602

Terms

Our clients are seeking offers in the region of **£185,000** subject to the existing tenancies.

Legal Costs

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

Rates

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor shop/office are £3,448.80 (2017/2018 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. The upper floors are in Council Tax Band D for rating purposes.

VAT

We are advised by our clients that VAT **will not** be payable on the price agreed under current legislation.

Notes

We are advised that a Service Charge is levied to cover the cost of the repair and maintenance, decoration plus insurance of the common parts and structure. We are further advised that currently the tenant of the shop/ office and the owner of the upper parts each contribute 50% of the cost incurred.

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building

188 High Street
LONDON
SE20 7JG

Certificate Reference Number:
0040-8969-0396-4920-3024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 57
Building complexity (NBS level): 3
Building emission rate (kgCO₂/m² per year): 55.99
Primary energy use (kWh/m² per year): 327.82

Benchmarks

Buildings similar to this one could have ratings as follows:
31 If newly built
26 If typical of the existing stock

Energy Performance Certificate

188A, High Street
LONDON
SE20 7JG

Certificate Reference Number:
0041-2887-0130-9620-7821

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

More energy efficient

A

B

C

D

E

F

G

Less energy efficient

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	355 kWh/m ² per year	159 kWh/m ² per year
Carbon dioxide emissions	6.3 tonnes per year	4.1 tonnes per year
Lighting	£108 per year	£57 per year
Heating	£118 per year	£55 per year
Hot water	£115 per year	£51 per year

You could save up to £395 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance.

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Viewings

Available by prior appointment via Linays Commercial Limited.



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