

# ORPINGTON

HIGH STREET, GREEN STREET GREEN

BR6

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**FOR SALE - CONFIDENTIALLY AVAILABLE – ESTABLISHED HAIRDRESSING SALON**

## Location

Green Street Green is a local shopping Centre which forms part of Orpington, situated. The premises are located on the High Street (A223) and forms part of an established neighborhood shopping precinct supporting a range of independent traders and business premises including a Waitrose Food Store, Medical Centre, Petrol Station and primary school.

Bus services are easily accessible and Chelsfield rail station is approximately one mile away providing services to London Charing Cross.



## Accommodation

(with approximate dimensions and floor areas)

Sales area: 211 sq.ft 19.60 sq.m

Ancillary 83 sq.ft 7.75 sq.m

**Total Floor Area: 294sq.ft 27sq.m**

Kitchen & WC

## Description

The premises comprise a lock up shop unit within a semi-detached building fitted out to a high standard throughout including air conditioning. The business is well-established and provides a wide range of hairdressing services and treatments to a large customer base.

The current owner has developed a profitable and highly respected business over many years which offers potential for further growth. With a high level of repeat custom and an excellent reputation, this is an ideal business with growth potential.



## Price

**£160,000 (One Hundred and Sixty Thousand Pounds)** for our client's long leasehold interest. With vacant possession upon completion.

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	Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,958 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	 <p><b>Energy Performance Asset Rating</b></p> <p>More energy efficient</p> <p>A+ 0-25</p> <p>A 26-50</p> <p>B 51-75</p> <p>C 76-100</p> <p>D 101-125</p> <p>E 126-150</p> <p>F 151-175</p> <p>G Over 175</p> <p>Less energy efficient</p> <p><b>108</b> This is how energy efficient the building is.</p> <p><b>Technical information</b></p> <p>Main heating fuel: Grid Supplied Electricity  Building environment: Heating and Natural Ventilation  Total useful floor area (m<sup>2</sup>): 34  Building complexity (NBS level): 3</p> <p><b>Benchmarks</b></p> <p>Buildings similar to this one could have ratings as follows:</p> <p>20 If newly built</p> <p>30 If typical of the existing stock</p>
VAT	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the sale price under current legislation.</p>	
Legal Costs	Viewings
<p>Each party is to be responsible for the payment of their own legal and professional fees.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p>  <p>www.linays.co.uk 01689 875 511</p> <p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>