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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

FREEHOLD SHOP AND FLAT FOR SALE



**59 High Street, Green Street Green, Near Orpington,
Kent BR6 6BQ**

- Forecourt Parking
- Suitable for A1 retail use
- Internal & External Access to 2 Bedroom flat above (Good Sub-let opportunity)
- Gas Central Heating

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

www.gpccommercial.co.uk

59 High Street, Green Street Green, Near Orpington, Kent BR6 6BQ

Location:

Situated on the edge of Orpington, Green Street Green provides a village atmosphere and is the centre for a number of local businesses plus a Waitrose supermarket. The subject property is situated at the start of the High Street close to the School playing field.

Description/Accommodation:

Currently fitted out as a soft furnishing and interiors shop the retail showroom leads to two work rooms, kitchen and wc to the rear. There are twin access doors to the flat above, one from inside the shop and the other immediately off the High Street therefore providing the Purchaser with the option to either occupy or sub-let the flat as required.

The residential accommodation comprises: 2 Bedrooms, Lounge and Kitchen/Dinner. The accommodation has its own independent gas central heating system.

The approximate net internal floor area of the shop is as follows:

Ground Floor		
Retail:	33.35 sq m	(337 sq ft)
Workrooms/Storage	46.2 sq m	(497 sq ft)
Total	79.55 sq m	(834 sq ft)

Terms:

The entire property is currently available with vacant possession of the shop and flat at a combined sum of £300,000 subject to contract and VAT (if applicable).

NB: Applicants should be aware that the flat is currently on the market to let on an Assured Shorthold Tenancy basis at a quoting rent of £790 pcm.

Business Rates:

According to the Government website the commercial element of the property has a Rateable Value of £3,500 and the UBR for 2011/12 is 42.6p in the £. (Small Business Relief may apply).

The residential accommodation is subject to Council Tax in the usual way. (Council Tax Band B).

Legal Costs:

Each party to be responsible for their own costs incurred in this transaction.

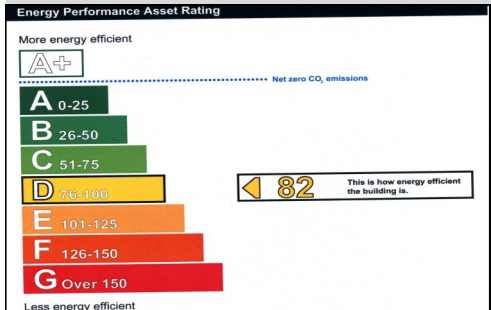
Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Energy Performance Certificate: Available



Viewing:

Strictly by appointment with Sole Agents

Gildersleve & Payne

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