

FREEHOLD INVESTMENT OPPORTUNITY



Ground floor premises let at
£12,000 per annum.

First floor sold previously with
C.64 years remaining on the lease
Shop on a 5 year lease from 2023.

Ground floor area of C. 27.5sq m /
296sq ft.

The premises is let to a beauty
clinic.

Well located less than a mile to
A20.

28 Kent Road

Orpington

BR5 4AD

Tenure: FREEHOLD.

Asking Price: OIEO £129,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property is located on the busy Kent Road which is just off Sevenoaks Way which leads to Crittalls Corner and the A20.

The premises is situated within a predominately residential area joined nearby by a Chinese Takeaway and 2 retail units.

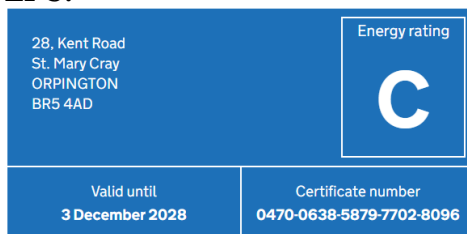
THE PROPERTY:

The subject property comprises of a ground floor lock up premises. The shop has a main sales area of approximately 200sq ft with at the rear a door leading into a storage area of approximately 95sq ft.

The premises includes a small toilet.

TERMS:

The premises, let to a beauty clinic is held on a 5 year lease from 2023 at a passing rental of £12,000 per annum.

EPC:**RATES:**

We understand that the rates are the responsibly of the tenants.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](https://www.hummerstone.co.uk)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.