

FOR INVESTMENT/PART OCCUPATION WITH DEVELOPMENT POTENTIAL
FARNBOROUGH VILLAGE, NR ORPINGTON BR6 7DB
PART GRADE II LISTED



FORMER VILLAGE
BAKERY NOW
DIVIDED INTO

A SELF-CONTAINED
SHOP UNIT
CURRENTLY
RENTED OUT

PLUS

REAR VACANT
SHOWROOM/OFFICE
& STORAGE.

ALSO

GROUND RENTAL
INCOME FROM 3
BEDROOM
MAISONETTE.

TOTAL FLOOR AREA
OF VACANT SPACE
APPROXIMATELY
106.18 M² (1,143 FT²)

PLANNING CONSENT
RECENTLY REFUSED
FOR DEVELOPMENT
OF REAR BUILDINGS
INTO 1 BEDROOM
DWELLING WITH
ANNEXE

FREEHOLD

£350,000

(SUBJECT TO CONTRACT)

SOLE AGENT
Our ref: 5/0855/1/Ag (10/19)

SINCLAIR JONES

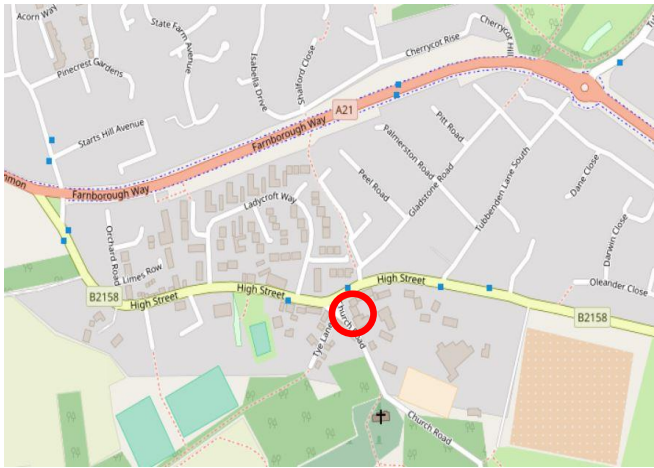
Surveyors, Valuers & Commercial Agents

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3, CHURCH ROAD, FARNBOROUGH VILLAGE, NR. ORPINGTON BR6 7DB



LOCATION

Farnborough Village is located off Farnborough By-Pass (A21), approximately 2 miles south west of Orpington and 4 miles south of Bromley. Princess Royal University Hospital is within approx. ¾ mile at Locksbottom which is served by numerous bus routes that also run through Farnborough Village to nearby Green Street Green. The property is in the heart of the Village, close to the junction of Church Road and High Street (B2158), which is a Neighbourhood Shopping area with a variety of both independent and specialist retailers and Doctors' Surgery.



DESCRIPTION

A tenanted ground floor & basement lock-up shop unit let for 6 years from 04/18 producing a present rental income of £8,500 p.a.excl.; A self-contained 3-bedroom maisonette above sold on a Ground Lease with approx. 73 years unexpired; At rear is a two storey Listed building previously occupied as a kitchen showroom with storage/office above, adjoining which are two single storey extensions to the showroom. An open yard leads down from the Church Road frontage, beneath the maisonette, to a detached storage/office building.

Ground Floor (Front Building - No.3, Church Road)

SHOP: Net internal Floor Area approx. 31.20m² (336 ft²)

Basement (accessed via an internal spiral staircase.)

KITCHEN & W.C.

Net internal Floor Area approx. 11.53 m² (124 ft²)

First & Second Floors (No. 3a, Church Road)

MAISONETTE: Kitchen, Lounge, Bathroom W.C. and three bedrooms.

Ground Floor (Middle building – R/O 3, Church Road)

SHOWROOM/OFFICE: in three areas including W.C.

Gross internal Floor Area approx. 52.95 m² (570 ft²)

First Floor

OFFICE/STORE:

Gross internal Floor Area approx. 31.20m² (336 ft²)

Ground floor (Rear building)

STORE:

Gross internal Floor Area approx. 22.02m² (237 ft²)



BUSINESS RATES & COUNCIL TAX

Description: Shop and premises (3 Church Road)

Rateable Value (2017): £4,750

Description: Store and premises (R/O 3 Church Road)

Rateable Value (2017): £3,500

Std. National Non-Domestic Multiplier: 0.504 (2019/20)

Description: (3a Church Road)

Council Tax Band C

ENERGY PERFORMANCE ASSET RATING

Shop: Band: D (89)

C.R.N.: 9780-8949-0332-8010-4010

R.R.N.: 9881-40119-0423-0490-0971

Remainder of property: Exempt

DETAILS OF LEASES

Further information can be provided to interested parties.

PLANNING: An application (ref: DC/17/05263/FUL1) was recently refused for the demolition and reconstruction of the rear 'Barn' to provide a 1-bedroom dwelling, with ancillary accommodation. Further details from LB Bromley at www.bromley.gov.uk/online-applications.

LEGAL COSTS

Each party to bear its own costs including any abortive costs.

PRICE

£350,000, subject to contract for the freehold interest, subject to the two existing leases but otherwise with vacant possession on completion of the rear commercial buildings.

FURTHER INFORMATION

From the Sole Agent: - Our ref: 5/0855/I/Ag – 10/19

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