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BREAKFAST • LUNCH • DINNER *Melange* COFFEE LOUNGE & RESTAURANT

Melange
FULLY LICENCED & AIR CONDITIONED

Freehold Investment
Ground Floor Let To Melange Café



PROPERTY HIGHLIGHTS

- Ground floor lease assigned to Melange Coffee Bar Ltd until November 2037
- Commercial rental income of £20,000 pa
- Two bedroom occupied maisonette providing a rental income of £1,020 per month
- Offers in the region of £500,000

LOCATION

Orpington is a busy suburb located within the London Borough of Bromley, approximately 15 miles south of Central London. The town is positioned on the A224 with direct links to the M25 and A20/M20 within a 10-minute drive making it a popular location for businesses. Orpington Railway Station is within 0.5 miles of the property, providing direct train services to London Victoria & Sevenoaks.

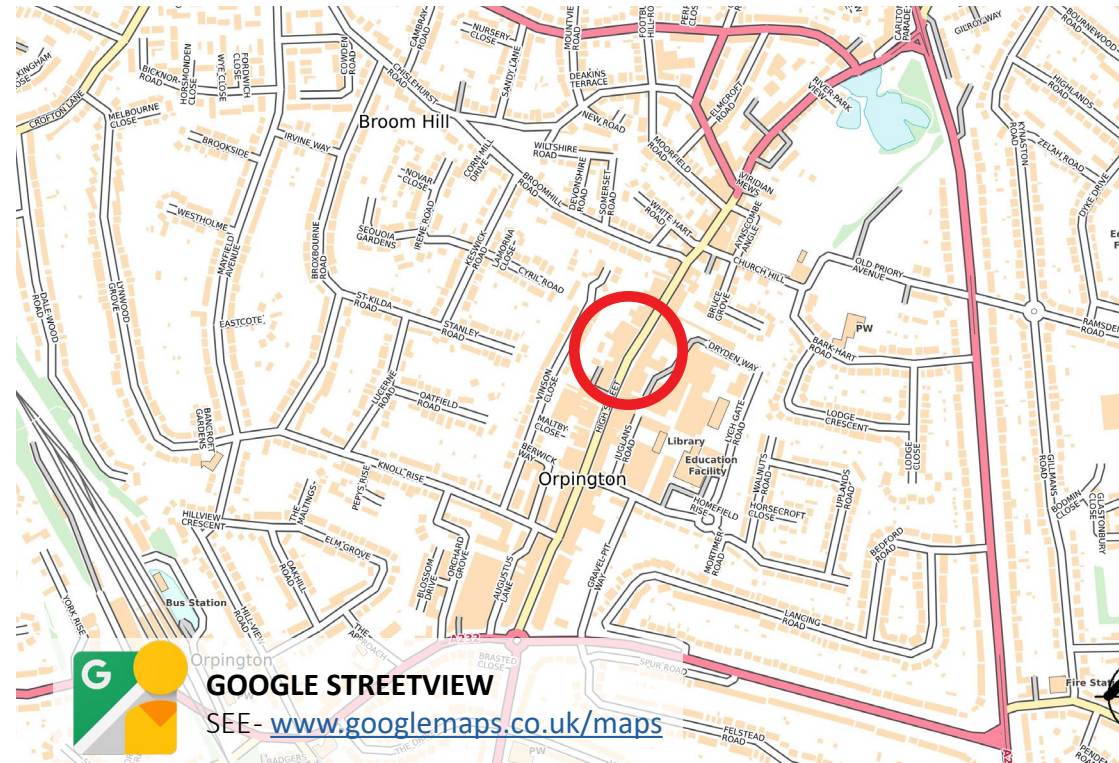
The subject property is situated within the heart of the Town Centre and surrounding occupiers include **Costa, Specsavers, Nationwide, Admiral, Lloyds, Robert Dyas, Ryman, KFC** and the **Walnuts Shopping Centre**.



DESCRIPTION

The property forms part of a wider terrace of similar properties, positioned in the prime pitch on the High Street, opposite the Walnuts Centre.

The property comprises a ground floor lock up shop, external seating and an allocated parking space to the rear. The first and second floor are arranged as a two bedroom maisonette, currently let on an AST. There is potential for further development of this element, subject to obtaining all the necessary consents.



ACCOMMODATION

The property is arranged over three floors with the following approximate areas and dimensions:-

Shop Depth	14.63 m	48 ft
Internal Width	5.63 m	18 ft 6 ins
Ground Floor NIA	79.33 sq m	854 sq ft
External Seating Area	23.13 sq m	249 sq ft
WCs		
First & Second Floor Maisonette		

The property benefits from rear access and parking.

EPC

The commercial element has an EPC rating within band D and the maisonette a rating within band E. Copies can be provided upon request.

RATING ASSESSMENT

Current Rateable Value	£17,500
Rate in the £ (2023/24)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEASE INFORMATION

The lease was granted in 2017 and later assigned. There is a guarantor in place and a rent deposit of £5,000 held by the landlord which will be transferred upon completion.

The residential maisonette is occupied under an assured shorthold tenancy for £1,020 per month.

TENURE

Freehold.

VAT

TBC.

PROPOSAL

Offers are sought in the region of **£500,000 (five hundred thousand pounds)** subject to contract.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

FURTHER INFORMATION

For further information or to arrange an inspection of the property please contact agents:-

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