MIXED USE INVESTMENT FOR SALE



CRESCENT HOUSE, CRESCENT WAY, ORPINGTON, KENT BR6 9LP

Prime Mixed Use Investment For Sale

Prominent position within a well-established retail parade

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Prime Mixed-Use Investment Opportunity

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INVESTMENT SUMMARY

- Attractive freehold mixed-use investment in a strong commuter belt town
- New lease to Co-op agreed and legal negotiations proceeding
- Total commercial rental income £64,500 per annum
- Commercial leases expire 2031 and 2041
- Businesses unaffected by sale
- Asking price £980,000

LOCATION

Crescent House occupies a prominent position within a well-established retail parade on the southern side of Orpington, near Green Street Green. The area offers a combination of local shops, cafes, takeaways and good quality residential properties.

The parade benefits from strong visibility, consistent footfall and convenient access to local amenities. Orpington station provides fast and frequent services into Central London.



DESCRIPTION

Built in the 1950's the property provides a combination of ground floor retail units and self-contained residential accommodation above, offering a secure and diversified income stream.

The ground floor double unit is occupied by the Co-Op with the single unit being occupied by Wishwash Launderette. The retail units also occupy most of the rear yard within their demise.

LEASES

We are offering the freehold interest for sale, subject to the following lease arrangements. The shops are let by way of standard commercial FR & I leases as follows:

1 Crescent Way

Tenant	Wishwash Limited
Lease	Expiring 23 June 2031
Retail area	485 sq ft / 45.08 sq m
Storage area	126 sq ft / 11.7 sq m
Rent	£14,500 per annum exclusive. There is a rent review at 24/06/26 which has yet to be instigated.

2 & 3 Crescent Way

Tenant	Co-Operative Group Food Ltd (currently holding over)
Lease Term	Term agreed for 15 years with effect from completion of the new lease. Tenant only breaks at 5th and 10th years of the term.
Retail area	2,110 sq ft / 196.05 sq m
Ancillary / Storage area	580 sq ft / 54 sq m
Rent	£50,000 per annum exclusive. Upward only reviews at 5th and 10th years of the term.

All the flats are sold off on long leaseholds with one flat at an annual ground rent of £100 and remaining flats at peppercorn ground rents.

The first and second floors comprises of six residential flats which are accessed from the rear service road via an entry phone controlled rear staircase, leading to open air landings.





TERMS
For sale freehold £980,000

VAT
The property is not elected to VAT

LEGAL FEES
Each party to be responsible for payment of their own legal fees.

RATING ASSESSMENT
1 Crescent Way : RV £14,750
2 & 3 Crescent Way : RV £46,250

EPC
1 Crescent Way: D86
2 & 3 Crescent Way: C51

VIEWING

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