



High Street, St Mary Cray, Orpington | £130,000 Leasehold

This ground floor A1 business class shop unit has been trading as a retail space for decades and due to relocation of the current business the lease is being sold on and in our opinion could make a superb commercial rental investment. This shop is currently a specialist model railway shop and as such is full of an abundance of stock but has also over the years been a hairdressers and was also for many years a car spare parts shop. There are a number of uses for this shop and it will attract a rent of around £12,000 PA and has almost 60 years left on the current lease so for a medium to long term commercial investment or as an end user your early attention to view is well advised. Appointments to view are strictly via the sole selling agents.



- Available long term
- Good rental yield potential
- Long established retail presence
- Prominent retail unit
- Sold with vacant possession
- Well maintained throughout

Location

Walking distance to the popular Nugent Shopping Centre on Sevenoaks Way and close to a large residential area with good links to the M5 and M20

ACCOMMODATION

Shop Area 21'4 x 20'1 (6.5 x 6.12)

Storage 15'2 x 10'5 (4.62 x 3.18)

Storage 10'5 x 6'2 (3.18 x 1.88)

Storage 10'7 x 10'1 (3.23 x 3.07)

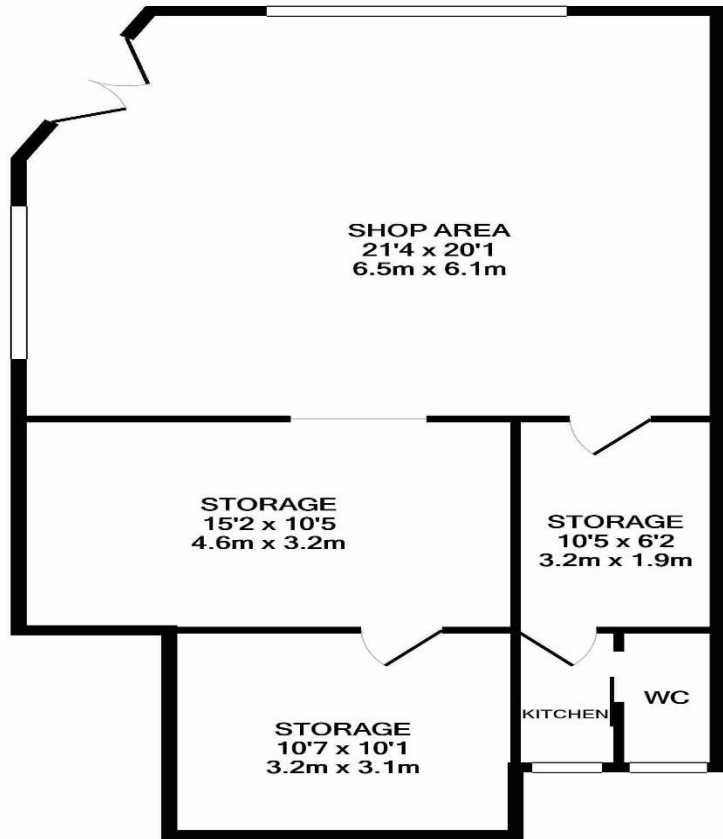
Kitchen

WC

Term

58 years remaining on current lease

Annual rent to London Borough of Bromley £26.00 per annum (Twenty six pounds)



TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Asset Rating

More energy efficient



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