

# FOR SALE MIXED USE INVESTMENT



whozoo.

**BROMLEY**

 **112 High Street, Orpington, Kent BR6 0JT**

Price **£540,000**



Property Type

**MIXED USE**



Size

**1,842 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**BROMLEY**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



YES

### Local Train Stations



Orpington (0.7 miles)  
St Mary Cray (1.1 miles)  
Petts Wood (1.4 miles)

### Local Amenities



Sainsburys (0.2 miles)  
War Memorial (0.4 miles)  
Baptist Church (0.8 miles)

### VAT Applicable



YES

### Rateable Value

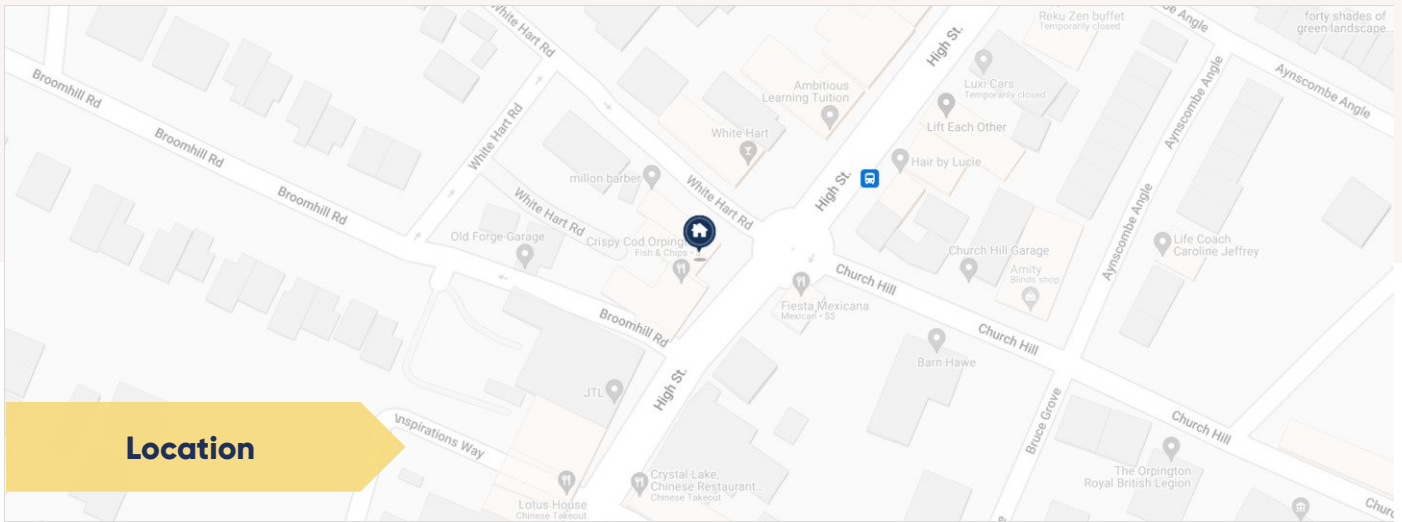


£8,400

### EPC



E



### Location



### Additional Information

This property is located near the town centre of Orpington with all local amenities a stone's throw away. It comprises of a 3 bedroom flat across 2 floors with a ground floor commercial unit below.

The residential space is 1,163 sqft and the commercial unit measures 679 sqft, totalling 1,842 sqft.

The commercial unit is being operated by a Massage Parlour who have been in situ for 5 years producing £16,800 per annum. There is 5 years left on their lease which falls outside of the landlord and Tenants act. The rent review was due in November 2023 and has yet to be actioned.

The residential space is producing £14,400 per annum with scope to increase and this is on an AST contract.

There is potential to develop the flat and to extend to the rear.





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**Property Consultant**

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Commercial Property, Expertly Done



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