



- Retail parade investment
- 4 x ground floor commercial units
- Total accommodation c. 2,847sqft
- Active management angles
- 0.5 miles from Orpington Town Centre
- 967 years virtual freehold
- OIRO £550,000 V/FH

Description

A unique opportunity to purchase an established retail parade comprising 4 ground floor commercial units in a residential neighbourhood.

3 of the 4 commercial units are tenanted. Existing rent levels are currently below market however rent reviews are overdue on 2 of the units.

Location

Located within 1 mile of Orpington Rail Station & town centre, the retail parade is situated in a predominantly residential area on the west side of Fordwich Close.

Orpington is a popular commuter town within the London Borough of Bromley, 13 miles south east of central London and 4 miles from Bromley.

The town benefits from excellent road links close to the M25 (Junc 3 & 4) and junctions with the A20 and A21. Orpington Rail Station is situated 0.7 miles from the property and provides regular rail services to London Victoria, London Charing Cross, London Cannon Street, Sevenoaks and Hastings.

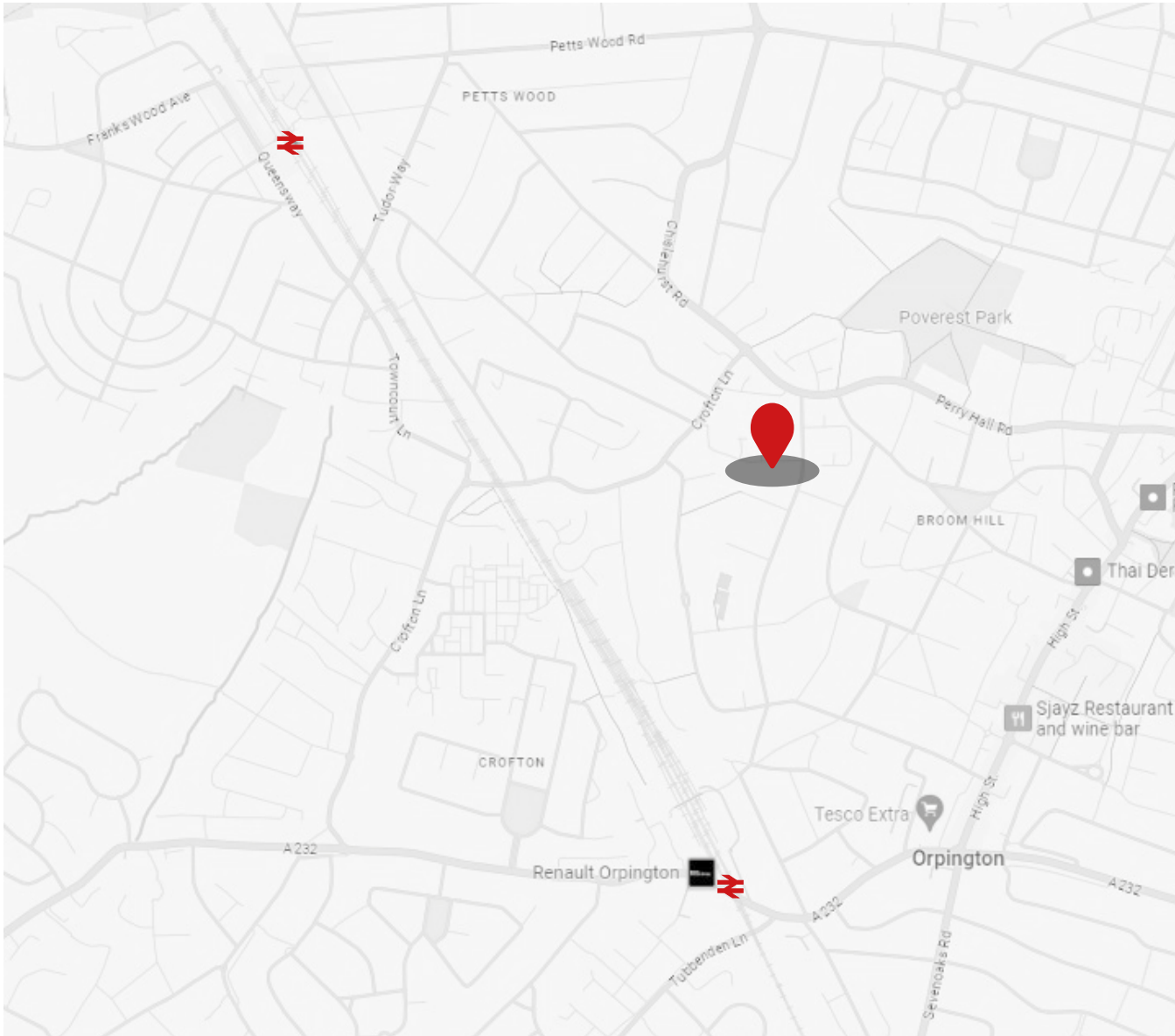
1-7 Fordwich Close, Orpington, Kent BR6 0TT

Retail parade investment

Accommodation/Tenancy Schedule

Unit	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	ERV (PA)	Rent Review
1 Fordwich Close	Convenience Store	Ground Floor	65.74 sqm	708 sqft	- 15 years from 11.04.2008 - Rent review every 5th year - Effectively FR&I by way of a Service Charge	£4,250pa	£12,000	2023 Rent Review Outstanding
3 Fordwich Close	Vacant	Ground Floor	66.24 sqm	713 sqft	N/A	N/A	£12,000	N/A
5 Fordwich Close	Furniture Shop	Ground Floor	66.24 sqm	713 sqft	- 10 years from 17.06.2017 - Rent review every 5th year - Landlord option to break at anytime with 6 months notice - Effectively FR&I by way of a Service Charge	£6,705pa	£12,000	2027
7 Fordwich Close	Floor Specialist Company	Ground Floor	66.24 sqm	713 sqft	- 10 years from 31.12.2017 - Rent review every 5th year - Landlord option to break at anytime with 6 months notice - Effectively FR&I by way of a Service Charge	£5,100pa	£12,000	2022 Rent Review Outstanding
Total			264.46 sqm	2,847 sqft	-	£16,055pa	£48,000pa	-





Terms

Offers in the region of £550,000 are sought for the virtual freehold with 967 years unexpired. The property not elected for VAT. A rental deposit on the head lease of £15,000 is payable to Freeholder (Clarion Housing).

EPC

- 1 Fordwich Close = B rated (expires 2033)
- 3 Fordwich Close = C rated (expires 2033)
- 5 Fordwich Close = C rated (expires 2033)
- 7 Fordwich Close = C rated (expires 2033)

Service Charges

For the year 1st April 2024 to 31st March 2025 the Services Charges for the virtual freeholder invoiced from the freeholder totalled £428.59.

Further Information

A full legal pack is available for review including copies of Property Searches, CPSE's, Leases etc. Please contact us to obtain copies.

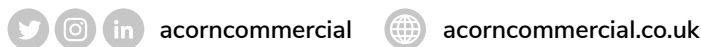
Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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