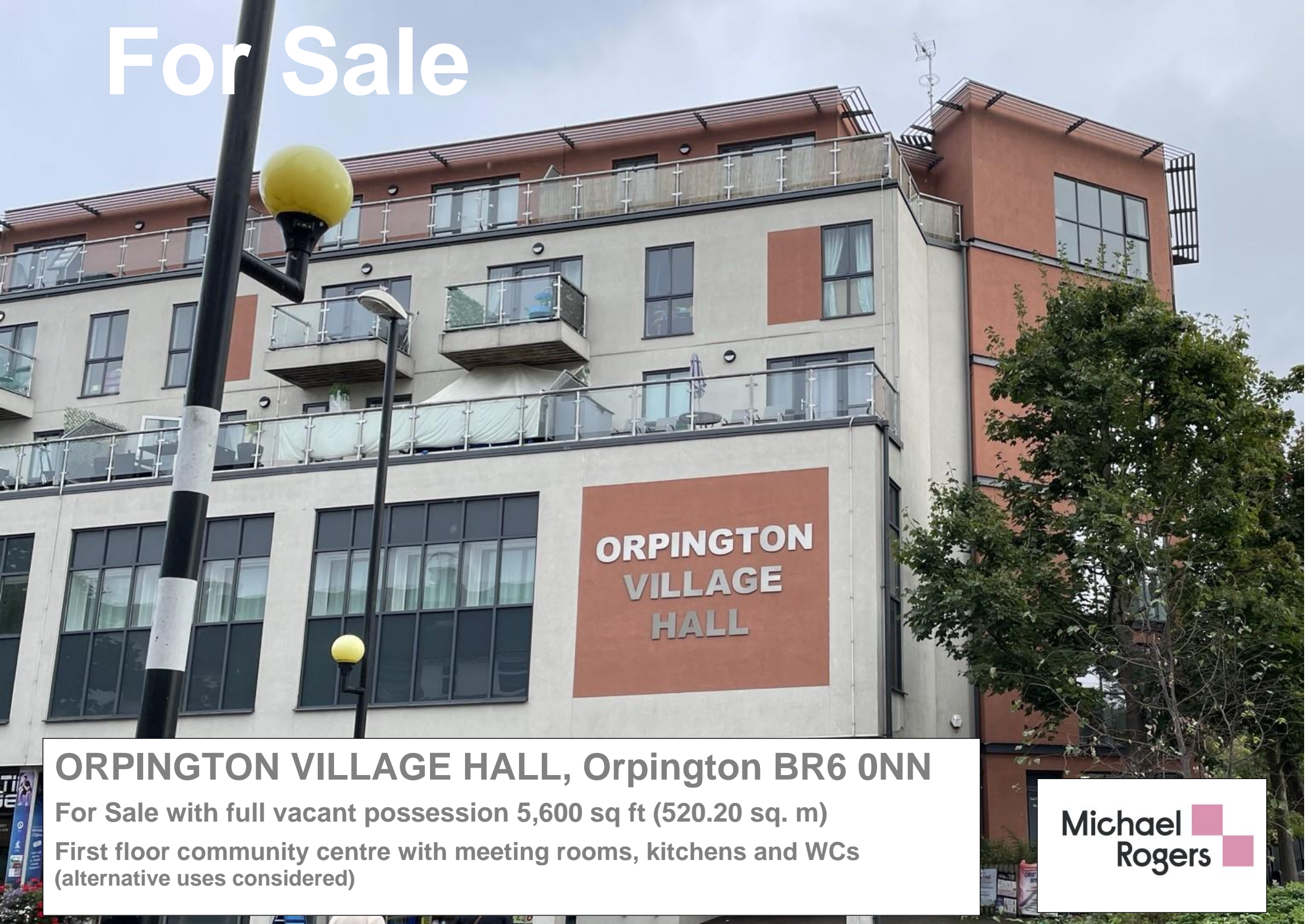


# For Sale



## **ORPINGTON VILLAGE HALL, Orpington BR6 0NN**

**For Sale with full vacant possession 5,600 sq ft (520.20 sq. m)**

**First floor community centre with meeting rooms, kitchens and WCs  
(alternative uses considered)**

**Michael  
Rogers**

# ORPINGTON VILLAGE HALL, 311 High Street, Orpington BR6 0NN

## Virtual freehold for sale with full vacant possession



VIEWING – 01732 740000 Mike Lewis t : 01732 227902 m : 07889 361427 e : [mike.lewis@michaelrogers.co.uk](mailto:mike.lewis@michaelrogers.co.uk)

**PRICE | £1,350,000**

### SITUATION

The property is situated in a prominent location at the southern end of Orpington High Street, opposite the Orpington War Memorial. The area is well served by public transport facilities with Orpington mainline station and its fast and frequent services to central London and the south coast, about a 10-15 minute walk away.

Access to the south-eastern motorway network at Junction 4 of the M25 is within an approximate seven minute drive.



### DESCRIPTION

Comprising the entire first floor of a modern five-storey mixed use building which is currently used for community and recreational purposes. The ground floor is in retail use and there are flats above.

Originally built some 10 – 12 years ago, the property comprises two large community halls, a meeting room, ancillary space, kitchen/office and storage. There are extensive male & female WC facilities. Access is via a large entrance hall, immediately off the High Street.

### ACCOMMODATION

Extending to a usable floor area of 5,600 sq ft., with limited on-site parking at rear by arrangement.

*\* Alternative uses considered, subject to head leaseholders and Local Authority consents.*

### TENURE

The property is a virtual freehold opportunity with an initial lease term of 999 years at a peppercorn ground rent.



### TERMS

For sale with full vacant possession.



### RATES

The property has a rateable value of £29,500.



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