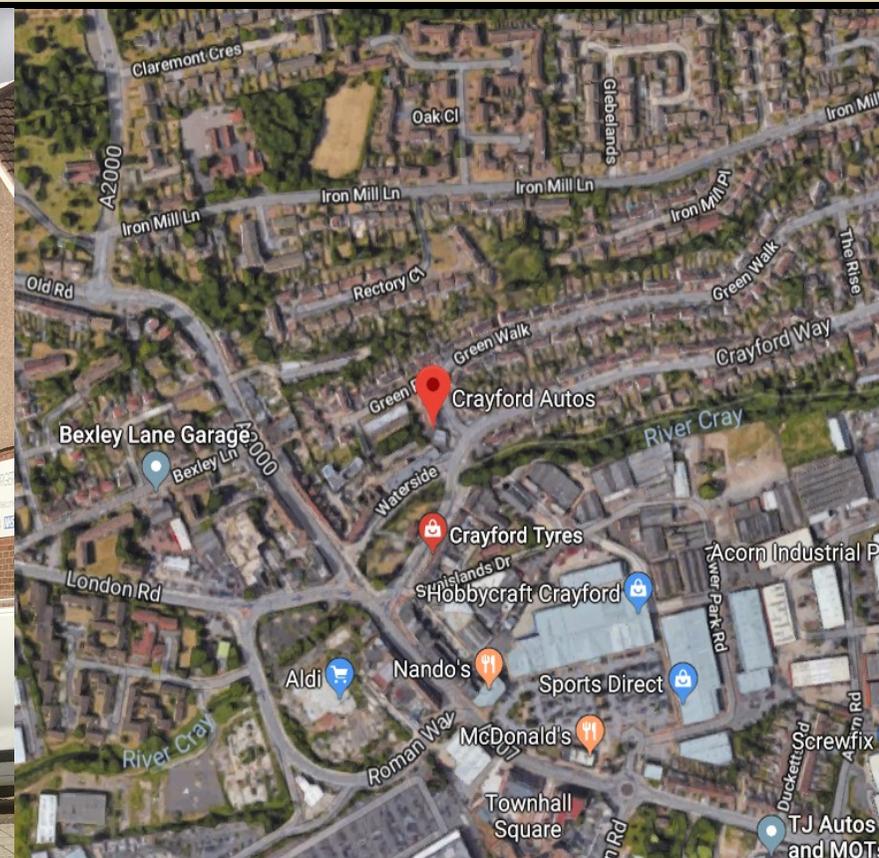


Garage Premises with Development Potential for a Variety of Uses Subject to Planning Offers Invited on an Unconditional Basis



Tills Garage
Crayford Way
Crayford
Kent, DA1 4LQ

All Images for Identification Only

For Sale

Location

The site is located just north east of the centre of Crayford within the London Borough of Bexley. The premises are close to an excellent range of local amenities this includes shops, restaurants and supermarkets which includes an Aldi which is around 0.3 miles from the site and a Sainsburys which is approximately 0.5 miles from the site.

Crayford Railway station is around 0.5 miles from the site and to London Bridge is approximately 31 minutes.

Shenstone School and Saint Joseph's Catholic Primary School both around 0.8 miles from the site with a further two schools in close proximity.

Description

We understand the site which has been used as a garage premises for many years comprises a two bay single story workshop plus ancillary shop/office and a canopy above the forecourt. The site which is generally level we understand is covered in hard standings and we believe amounts to circa 0.11 acres.

Approximate dimensions

Workshop 1 - 13` 10`` X 24` (maximum)

Workshop 2 - 29` 6`` X 16` (maximum)

Store Area approximately 15` X 9` (opening up to 18` maximum)

Shop 11` X 7` 10`` (maximum)

Store/Office 14` X 7` 6`` (maximum)

Around 1,200 sq ft total

Development Potential

The site may offer potential for residential or mixed use development (subject to any required consents). Interested parties are referred to the London Borough of Bexley planning department, phone number 020 8303 7777

We believe the site has no relevant residential planning history and we understand no approach has been made for many years to the relevant planning authority regarding future development.



All images for identification only

Services

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

Tenure

Freehold with vacant possession

Method of Sale

Offers are invited by way of an informal tender on an unconditional basis. All offers must be submitted in writing to RPC's Tonbridge Office.

The deadline for receipt of bids is 12 noon on the 14th of November 2018.

The freehold site is offered to the market with unconditional offers invited. All offers must include.

- 1) Offer price for the property.
- 2) Details of due diligence required prior to exchange of contracts.
- 3) Confirmation of funds.
- 4) Offers must include details of the perspective buyers intentions with regards to any development proposal.

The Vendors reserve the right not to accept the highest or indeed any offer.

VAT

To be confirmed

Viewing

Strictly by appointment with the Owners agents, 01732 363633.

Agents Details and Viewing

For further information or to book a viewing appointment please contact

RPC Land & New Homes.

Peter Bowden

West Kent Office

01732 363633

RPC Land & New Homes Ltd

P.Bowden@rpcland.co.uk

158 High Street

Tonbridge

Kent, TN9 1BB



As a Regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Misrepresentation Clause

RPC Land & New Homes and Porters for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes and Porters undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes and Porters will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes and Porters cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes or Porters has any authority to make or give any representation or warranty whatsoever in relation to the property.