

Ref: AGT/SG/0:2844



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,

Orpington, Kent. BR5 1NA

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TO LET

SELF-CONTAINED OFFICE SUITE WITH 4 CAR PARKING SPACES Approx. 519 sq.ft. (48.22m²)



73a HIGH STREET, ORPINGTON, KENT BR6 0JF

LOCATION: Situated at the northern end of the High Street adjoining the entrance to The Priory Gardens and within the Conservation Area.

DESCRIPTION: Comprises a self-contained office suite arranged on first and second floors forming part of a period building with a private entrance. The premises have the benefit of 4 car parking spaces (tandem pattern). Please note up to 6 additional car parking spaces could be available by separate negotiation.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

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ACCOMMODATION:

(with approximate dimensions and floor areas - see note)

Ground Floor

Private entrance lobby

First Floor

Front office approx. 153 sq.ft. (14.21m²)

Rear office approx. 142 sq.ft. (13.19m²)

Kitchen area approx. 81 sq.ft. (7.53m²)

Approx. 376 sq.ft. (34.93m²)

Second Floor

Front office approx. 68 sq.ft. (6.32m²)

Rear office approx. 75 sq.ft. (6.97m²)

Approx. 143 sq.ft. (13.29m²)

Total Floor Area approx. 519 sq.ft. (48.22m²)

Features (all untested)

- Feature Oriel bay window to High Street
- Gas central heating
- Category II lighting
- Carpets/floor coverings
- Kitchen
- 4 Car parking spaces - tandem pattern
- Additional car parking available by negotiation.

TERMS:

To be let upon a new full repairing and insuring lease at terms to be agreed.

RENT:

£7,250 per annum exclusive plus VAT

LEGAL COSTS:

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

SERVICE CHARGE:

A service charge is to be levied to cover the cost of the repair, maintenance and decoration of the interior and structure plus a contribution towards the landlord's buildings insurance premium.

RATES PAYABLE:

Awaiting assessment - London Borough of Bromley

VAT:

We are advised by our Clients that VAT *will* be payable upon the rental under current legislation.

VIEWING:

ONLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

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