

Ref: AGT/SG/0:3291

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01889 875511 FAX: 01889 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

TO LET

DOUBLE LOCK-UP SHOP UNIT CENTRAL LOCATION

**SALES AREA APPROX. 2,415 SQ.FT. (224.35M²)
PLUS STORAGE APPROX. 700 SQ.FT.(65.03M²)**



(Archive Photograph)

153-155 HIGH STREET, ORPINGTON BR6 OLN

LOCATION:

Situated in a prominent position within an established parade. Adjoining occupiers are Décor Centre and Iceland Frozen Foods with surrounding occupiers including Card Factory, Greggs, Phones-4-U, Bensons Beds, Poundstretcher and First Sport.

DESCRIPTION:

Comprises a double fronted ground floor lock-up shop unit with rear storage and staff areas plus loading doors at rear leading to shared rear service yard.

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)

Frontage: 35'0 (10.67m)
Shop: 34'0 widening to 45'0 x 61'8
(10'35m widening to 13.72m x 18.79m)
Existing Sales Area approx. 2,415sq.ft.(224.35m²)
Rear storage area approx. 700 sq.ft.(65.03m²)
Including kitchenette
Cloakroom/WC

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

RENT: £45,000 per annum exclusive.

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

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £24,264.82 (2011/2012 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

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

VIEWING: **STRICTLY** 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