

Ref: AGT/sg /0:3430

A 3 CONSENT

TO LET

**SUBSTANTIAL SHOP UNIT
A3 RESTAURANT CONSENT GRANTED
WITH REAR GARDEN AREA
GROUND FLOOR APROX 2150 sq.ft (199.74m²)
FIRST FLOOR 600 sq.ft (55.74m²)
RENT ONLY £24,000 PAX**



107-109 HIGH STREET ORPINGTON BR6 0LG

LOCATION:

Situated in a prominent position within the Town Centre adjoining the recently refurbished Priory Tavern and close to ASK Pizza, Lotus House, Oriental Buffet, the White Hart Pub, Tex-Mex and Pizza Express.

DESCRIPTION:

Comprises an 'L' shaped ground floor shop unit with cloakroom/WCs and **garden area**. The first floor offers storage/staff area.



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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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)

Ground Floor shop/proposed restaurant

Width 22'7 (6.88m) widening to 46' (14.02m)

Depth 80' (14.38m)

Plus ladies' and gent's cloakrooms/WCs

Ground Floor approx. 2,150 sq.ft. (199.74m²)

Door to garden area

First Floor/staff 26'9 (8.15m) x 24'3 (7.39m)

First Floor approx. 645 sq.ft. (59.92m²)

TERMS:

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

RENT:

£24,000 per annum exclusive

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £7,631.25 (2010/2011 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

TOWN PLANNING:

We are advised by our clients that planning permission has been granted for 'change of use from Class A1/A3 use to restaurant (Class A3) with ventilation ducting' under reference DC/09/00879/FULL2 (Renewal of application reference 05/03822 granted upon appeal). The planning approval granted is subject to conditions, full details are available from the London Borough of Bromley 020 8464 3333, or alternatively please contact our office.

LEGAL COSTS:

Each party is to be responsible for the payment of their own legal fees.

VAT:

We are advised by our clients that VAT will ***not*** 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