

Ref: AGT/sg /0:3467

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

**CENTRALLY LOCATED RETAIL PREMISES
CURRENTLY WITH A2 USE (professional offices)
2 PRIVATE CAR PARKING SPACES**



161 HIGH STREET, ORPINGTON BR6 0LW

LOCATION:

The property is situated in a central section of Orpington High Street between the two entrances to The Walnuts Shopping Centre and adjacent to Iceland Frozen Foods. Surrounding occupiers include Millets, Robert Dyas, Poundstretcher and First Sport.

DESCRIPTION:

Comprises a section of the ground floor of this modern retail and office building. To the rear of the unit there is private car park with two allocated car parking spaces. The shop unit is currently utilised for A2 office purposes and could, subject to formal agreement, be utilised for retail sales. (A1 Use)

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

ACCOMMODATION:

(with approximate floor areas)

Retail Area: 1070 sq.ft. (99.40m²)
Kitchenette: 35 sq.ft. (3.25m²)
Rear Offices: 285 sq.ft. (26.48m²)
TOTAL FLOOR AREA: 1,390 SQ.FT. (129.13M²)
Ladies' and gent's cloakrooms/WCs
Kitchenette

Features and Amenities (all untested) include:-

- **Air conditioning/heating**
- **Fitted carpets/floor coverings**
- **Suspended ceilings**
- **Category II lighting**
- **2 private offices**
- **Modern glazed arcade style shop front**
- **2 private car parking spaces.**

TERMS:

To be let upon a full repairing and insuring sub-Lease at terms to be agreed but subject to upward only Rent Review in 2014.

RENT:

£21,750 per annum exclusive subject to future rent review.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£13,701.25** (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

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

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 Joint Agents:

LINAYS COMMERCIAL

Tel: 01689 875511

Ref: AGT/AK

Email: info@linays.co.uk

and

KINLEIGH FOLKARD & HAYWARD

Tel: 020 8780 6395

Ref: Mr R Cleminson

Email: rcleminson@kfh.co.uk

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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