

ORPINGTON

158-160 HIGH STREET

BR6 0JR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT, BR5 1NA
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TO LET – PRIME A1 RETAIL UNIT WITH UPPER PARTS – 3,324SQ.FT (308SQ.M)

Location

Orpington is a prosperous town 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London Mainline stations.

The property is situated within an established prime High Street location benefitting from good levels of footfall. Pay and display parking is available at the roadside.

The property is located opposite the Walnuts Shopping Centre where occupiers include Odeon Cinema, Pure Gym, Nandos and B&M.

Surrounding occupiers include Starbucks, Peacocks and JD Wetherspoon.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor Sales	2,735sq.ft	254sq.m
Ground Floor Ancillary (Partitioned)	<u>589sq.ft</u>	<u>54sq.m</u>
Ground Floor Total:	3,324sq.ft	308sq.m
First Floor Sales:	2,126sq.ft	180sq.m
Second Floor:	517sq.ft	48sq.m
Total:	5,967sq.ft	554sq.m

Description

The property is of brick construction and comprises a mid-terrace retail unit over ground, first and second floors. The property is currently arranged to provide ground floor open plan retail space with rear ancillary storage space benefiting from doors providing access to a loading area to the rear. The first floor is accessed via an internal staircase and provides further retail space whilst the second floor offers staff facilities. Internally the premises would suit a wide range of operators including retail, leisure and restaurant occupiers.

Our client will also consider offers for both the ground floor retail area and upper parts in isolation.

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

Terms	Energy Performance Certificate
<p>The entire premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £62,000 (Sixty-Two Thousand Pounds) per annum exclusive.</p>	
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £23,910.50 (2017/18 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
VAT	
<p>We have been advised by our clients that VAT will be payable upon the rental amount.</p>	Viewings
Plant and Equipment	<p>Available by prior appointment with Linays Commercial Limited.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>
<p>Please note that none of the equipment or systems in the property have been tested to ensure that they are in working order. Proposed purchasers/lessees are recommended to make their own investigations.</p>	