

ORPINGTON

299/301 HIGH STREET

BR6 0NN

LINAYS COMMERCIAL

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TO LET – DOUBLE FRONTED RETAIL UNIT – 2,621 SQ FT (249.99M²)

Location

Orpington is located approximately 13 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 are accessible. Orpington Station offers regular rail services to various London Mainline stations and bus routes pass directly outside the subject premises.

The premises are situated at the southern end of Orpington High Street. Surrounding Occupuers within close proximity include McDonalds, Cash Converters, Corals Bookmakers, Wickes Kitchens & bathrooms, William Hill, Age Concern, Haart and Explore Learning.

The Town Centre has recently undergone various regeneration works to include Odeon cinema, Premier Inn Hotel, Easy Coffee and Nando's.



Accommodation

(with approximate dimensions and floor areas)

Gross Frontage:	43'0	(13.10m)
Internal Width:	41'0	(12.49m)
Sales Depth:	61'10	(18.62m)
Sales Area:	2,401 sq ft	(229.46m²)
Storage:	221 sq ft	(20.53m ²)
Total Floor Area:	2,621 sq.ft	(249.99m²)
Kitchenette & WC		

Description

The premises comprise a mid-terrace, double fronted, ground floor retail shop which forms part of a three story mixed use building. The property has been fitted out to a high standard throughout and is currently arranged to provide a large open plan sales floor area with ancillary storage space, kitchenette and WC. The rear of the property can be accessed via Gravel Pit Way.

Features include air conditioning, suspended ceiling with integrated lighting plus rear yard with allocated parking. We consider the premises to be suitable for retail or leisure occupiers floor plans are available on request.

THE PROPERTY MISDESCRIPTONS 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

Ref: 4847

Terms

The 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 rent of **£50,000 per annum exclusive**.

A service charge is applicable. Further information is awaited.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £19,227 (2018/19 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing party is responsible for the payment of both parties' legal fees.

VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount under current legislation.

Notes

A service charge is levied to cover the cost of the repair, maintenance and decoration plus management of the structure and the yard/ parking area.

Commercial Energy Performance Certificate

Assessment Awaited.

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings
Mandeep Cheema
Toby Allitt

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