

ORPINGTON

346-348 HIGH STREET

BR6 0NQ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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LEASE AVAILABLE - ESTABLISHED RESTAURANT

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 in a prominent position at the junction of High Street and Station Road, adjacent to the Orpington War Memorial roundabout. The property is a short distance from a Tesco Superstore with car parking and within 500 yards of Orpington Railway Station.

Surrounding occupiers include McDonalds, Cash Converters, Tesco and William Hill Bookmakers.



Description

Comprises a fully fitted Oriental restaurant across ground and first floor which has been trading for more than 30 years in the current ownership. The premises would suit a range of cuisines or trading styles.

To the rear of the property there are external storage areas, a single car parking space and a bin storage area.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Restaurant Area	726 sq ft	(67.45m ²)
Bar Area	-	
Customer WC's	-	
Rear Store with Chiller	318 sq ft	(29.54m ²)
Rear External Store	217 sq ft	(20.16m ²)
Kitchen (First Floor)	268 sq ft	(24.90m ²)
Ancillary (First Floor)	353.22 sq.ft	(32.81m ²)

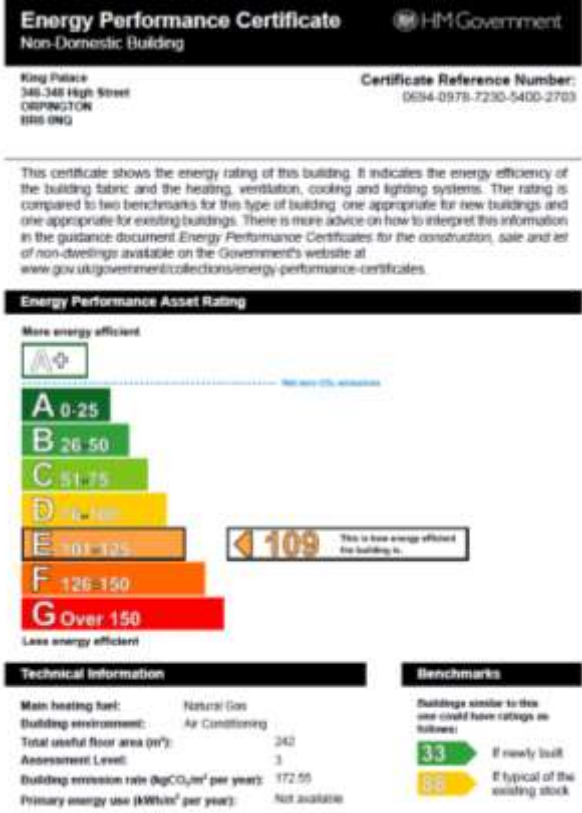

Terms

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 **£35,000** per annum exclusive.

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

Premium	Commercial Energy Performance Certificate
<p>£55,000 (Fifty-five Thousand Pounds) for the benefit of the leasehold interest, client's goodwill plus fixtures and fittings.</p>	
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,462.25 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
Legal Costs	Viewings
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation, but VAT may be payable upon the premium.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> 
Notes	
<p>Please note that the property is confidentially available due to the retirement of the proprietor.</p>	

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