

ORPINGTON

165/167 HIGH STREET

BR6 0LW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**LEASE AVAILABLE –A1 RETAIL / A3 FOOD & DRINK PREMISES
APPROX 1872 SQ.FT (173.9M²) – PROMINENT POSITION**

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 within the center of the High Street. Surrounding occupiers include Specsavers, British Red Cross and Iceland Frozen Foods as well as the Walnuts Shopping Precinct where tenants include the Odeon Cinema, Easy Coffee, Nandos, B&M Bargains, Bella Italia, Creams and Premier inn.



Accommodation

(with approximate dimensions and floor areas)

Internal Width	24'8"	7.5m
Sales Depth	68'3"	21.m
Sales Area:	1,554 sq.ft	144sq.m
Kitchen:	123sq.ft	11.4sq.m
Store:	128sq.ft	11.8sq.m
Office:	95sq.ft	8.8sq.m
Total Ground Floor Area:	1,872sq.ft	173sq.m

Description

The premises comprise a mid-terrace double fronted unit set out over ground floor level and currently arranged to provide large open plan sales area, commercial kitchen/wash up area, customer WC's, store and staff facilities. Externally there is forecourt seating area upon the pavement and a loading bay/parking area to the rear. The premises have been fitted out to a high standard throughout. Features include full height glazed frontage, ceiling mounted air conditioning/heating units, trade fixtures and fittings, catering equipment, stainless steel work surfaces, ventilation, floor coverings and food display units. A premium is sought by our client. We consider the premises to be suitable for continued use as a coffee shop alternatively would suit a restaurant or retail operator. 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: MC/4908

Terms

The premises are held upon a full repairing and insuring lease expiring 14th November 2025 at a rental of **£32,000 per annum exclusive**, subject to review in 2019. The lease is granted within the provisions of the Landlord & Tenant Act 1954 (as amended). A copy of our clients lease is available on request.

Premium: Offers invited

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £20,829.25 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

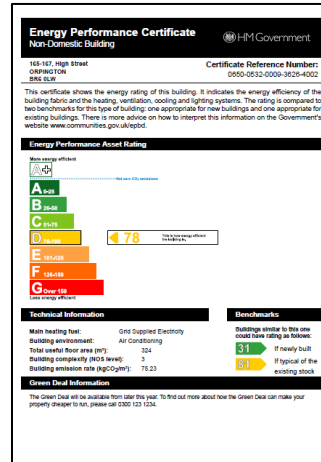
Planning

The property has most recently been used as a Coffee Shop falling under Class A1 & A3 (Retail and Food & Drink) of the Town & Country Planning Use Classes Order 1987. We are advised that planning consent was granted under reference 14/00154/FULL3 via The London Borough of Bromley.

Internal Photograph



Commercial Energy Performance Cert



Viewings

Available by prior appointment via Linays Commercial
Contact: Mandeep Cheema Email: mc@linays.co.uk

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