

ORPINGTON

33/33a HIGH STREET, GREEN STREET GREEN

BR6 6BG

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – RETAIL UNIT & SELF CONTAINED ONE BEDROOM FLAT
PROMINENT POSITION - ESTABLISHED PARADE – DETACHED REAR STORE**

Location/ Description

Green Street Green is a local shopping precinct which forms part of Orpington a town situated within the London Borough of Bromley. Chelsfield Railway Station is approximately 1 mile distant providing frequent railway services to Central London including Charing Cross, Cannon Street, Waterloo, London Bridge and Victoria.

The property is situated in a prominent position within an established parade offering a mixture of retail and catering units as well as a doctors surgery.

The premises comprise a two story mid-terrace building of traditional brick construction beneath a flat roof and currently arranged to provide ground floor retail premises with front forecourt, detached rear storage building and self- contained onebedroom flat at first floor level.

The ground floor provides front sales area, kitchen and WC. A detached storage building is available within the rear yard.

The first floor is accessed via the rear.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Front Forecourt

Internal Width 15ft (4.6m)

Sales Depth 41ft (12.5m)

Sales Area 536 sq.ft (50 sq.m)

Detached Rear Store 348 sq.ft (32 sq.m)

First Floor

Entrance hall, kitchen, bathroom, living room and one bedroom.

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

Ref: nl/4946

Terms

The entire premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£18,000 per annum exclusive**. Rents are payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are **Shop** £5,193.36 (2020/21 assessment). **Flat** Council Tax Band B

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

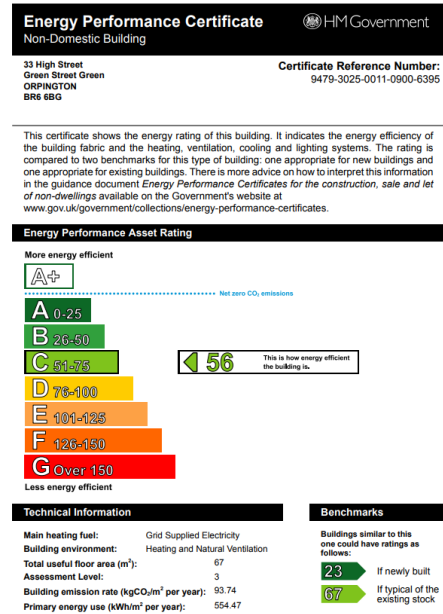
Legal Costs

Each party to pay their own legal and professional fees.

Planning

The property has most recently been used for the sale of fishing tackle falling under Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. Alternative uses may be suitable, subject to landlord's consent and obtaining any necessary planning consent. Interested parties are advised to make their own enquiries to The London Borough of Bromley Planning Department.

Commercial Energy Performance Certificate



VAT

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

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema
Email: mc@linays.co.uk

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