

ORPINGTON

91 HIGH STREET

BR6 0LF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – GROUND FLOOR LOCK UP SHOP PREMISES
1130 SQ.FT (105 SQ.M) OR 1873 SQ.FT (174 SQ.M)**

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 northern end of Orpington High Street and surrounding occupiers include Pizza Express and The White Hart PH.



Description

The premises comprise a recently extended end of terrace unit set out over ground floor level with rear yard/garden. The property is currently arranged to provide open plan sales area ready for partitioning to an ingoing tenants specification. The premises would suit a wide range of occupiers. *Our client is willing to split the demise to suit the requirements of an in-going tenant. Please see plan overleaf. We are offering the red outlined area in isolation or the entire ground floor.*

Accommodation

(with approximate dimensions and floor areas)

| | | |
|------------------------------|-----------|---------|
| Internal Width: | 24' | 7.3m |
| Sales Area (Option 1): | 1130sq.ft | 105sq.m |
| Total Floor Area (Option 2): | 1873sq.ft | 174sq.m |
| WC | | |
| Rear Yard | 226sq.ft | 21sq.m |

Terms

The 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 **£20,000 (Twenty Thousand Pounds)** or **£23,000 (Twenty Three Thousand Pounds)** per annum exclusive depending on required sales floor area. Rents payable quarterly in advance.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are **TBA** (2019/20 assessment)
Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VAT

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

CEPC

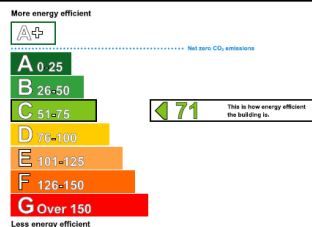
Energy Performance Certificate Non-Domestic Building

91, High Street
ORPINGTON
BR6 9LE

Certificate Reference Number:
0270-3970-0397-4850-5054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

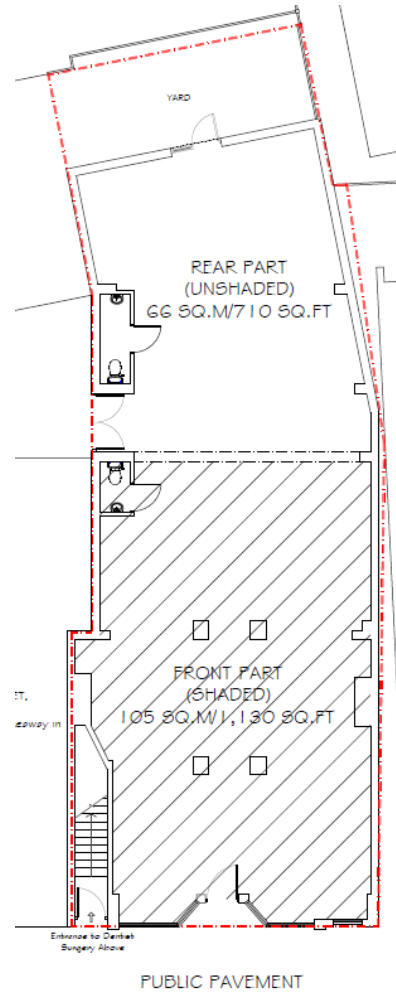
Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 84
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 130.09
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built
58 If typical of the existing stock

Plan



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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