

ORPINGTON

91 HIGH STREET

BR6 0LF

LINAYS

COMMERCIAL

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PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – REFURBISHED RETAIL PREMISES – HIGH STREET POSITION
893 SQ.FT (83 SQ.M) OR 1776 SQ.FT (165 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 fully refurbished end of terrace unit set out over ground floor level. The property is currently arranged to provide open plan sales area with kitchenette and WC.

The premises would suit a wide range of occupiers.

Alternatively the entire ground floor combined with the rear is available of approx. 1776sq.ft (165sq.m)

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	19' 4"	(5.9m)
Sales Depth:	<u>43' 11"</u>	<u>(13.4m)</u>
Total Floor Area:	893sq.ft	(83sq.m)
WC		

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 **£15,000 (Fifteen Thousand Pounds)** per annum exclusive. 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

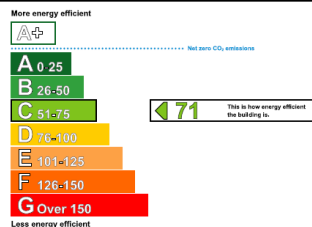
Energy Performance Certificate Non-Domestic Building

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



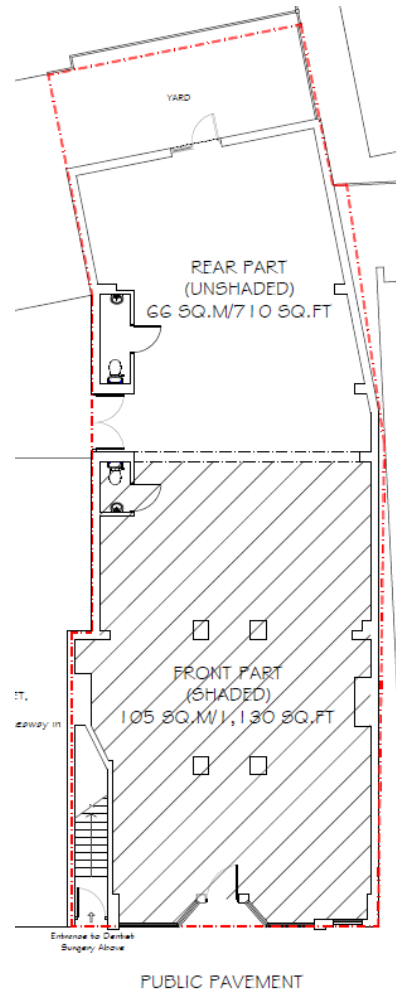
Technical Information

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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