

ORPINGTON

29-31 HIGH STREET, ST MARY CRAY

BR5 3NL

LINAYS

COMMERCIAL

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**TO LET- FORMER DOCTORS SURGERY – APPROX 1,238 SQ.FT (115 SQ.M)
ALTERNATIVE USES CONSIDERED – REAR YARD/ PARKING**

Location

St Mary Cray is a busy residential suburb situated on the outskirts of Orpington and within The London Borough of Bromley. St Mary Cray Railway Station is located approx. 600m away and provides frequent services to London Victoria and the Kent Coast.

The premises are situated in a predominantly residential area at the junction of The High Street with Star Lane. The property is located only a short distance from Cray Avenue (A224) which provides direct access to Junction 4 M25.



Description

The premises comprise an end of terrace, double fronted unit formerly occupied as a doctors surgery but considered suitable for a wide range of businesses. The premises are currently arranged to provide several partitioned rooms with reception area, staff room, kitchen and WC facilities.

Features include gas central heating, suspended ceilings with integrated lighting, electric security shutters and a rear yard/ parking area.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor Approx: 1,238 sq ft 115m²

Rear Yard/Parking

WC's

Additional space is available at first floor if required.


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 **£22,000 per annum exclusive** 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	Commercial Energy Performance Certificate	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,012 (2019/20 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.</p>	<p>Assessment Awaited</p>	
VAT		
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p>		
Legal Costs	Viewings	
<p>Each party is responsible for the payment of their own legal fees.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="927 1304 1211 1507" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>	
Planning		
<p>The property has most recently been used as a Doctors Surgery falling under Class D1 of the Town & Country Planning Use Classes Order 1987. We are advised that planning consent was granted under reference 97/02141/FUL via The London Borough of Bromley. Our clients will consider alternative uses subject to the grant of planning permission including retail, leisure, education or office space (stpp).</p>		
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