

ORPINGTON

252 HIGH STREET

BR6 0LZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – LARGE RETAIL UNIT – PROMINENT HIGH STREET POSITION

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.

The property is situated within the centre of Orpington High Street at the junction with Homefield Rise adjacent to the mini roundabout. Surrounding occupiers include Halifax, O2, Greggs, Cancer Research and the Natwest Bank. The Town Centre has undergone various regeneration works to include a new Odeon cinema, Premier Inn Hotel, Easy Coffee, Nando's plus the remodeling of the public square.

Description

The property comprises a two story mid-terrace retail unit, currently arranged to provide ground floor open plan sales area with rear garage/store. The first floor is accessed via an internal staircase and provides staff facilities and WC. The rear of the property can be accessed via a roadway adjacent to the property for loading/unloading.



Accommodation

(with approximate dimensions and floor areas)

Internal Width	17'	5.2m
Sales Depth	105'	32m
Total Sales Area	1698 sq.ft	157.74 sq.m
Garage/ Store	174 sq.ft	16.16 sq.m
First Floor	284 sq.ft	26 sq.m

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 **£32,000 per annum exclusive**.

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: 4886

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £15,280.50 (2019/20 assessment).

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

Legal Costs

The ingoing party is 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 amount under current legislation.

Notes

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



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Certificate Reference Number:
0493-9410-6630-9600-1503

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

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

53 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 239
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 65.84
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
31 If newly built
92 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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