

ORPINGTON

91B HIGH STREET

BR6 0LF

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – SELF CONTAINED OFFICE/BUSINESS PREMISES (B1 USE)
GROUND FLOOR APPROX 797 SQ.FT (74 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 redeveloped ground floor self-contained office premises located to the rear of a retail premises. The accommodation is accessed via a new entrance at the pavement edge and currently set out to provide an open plan office area ready for partitioning to suit an ingoing tenant's preferred layout. The premises benefits from a small enclosed yard. Features include plasterboard ceilings with LED Lighting, electric wall heaters and private entrance from the High Street.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	24'	7.3m
Total Floor Area :	797sq.ft	74sq.m
Kitchenette & WC		
External 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 **£10,000 (Ten Thousand Pounds)** per annum exclusive. Rents payable quarterly in advance.

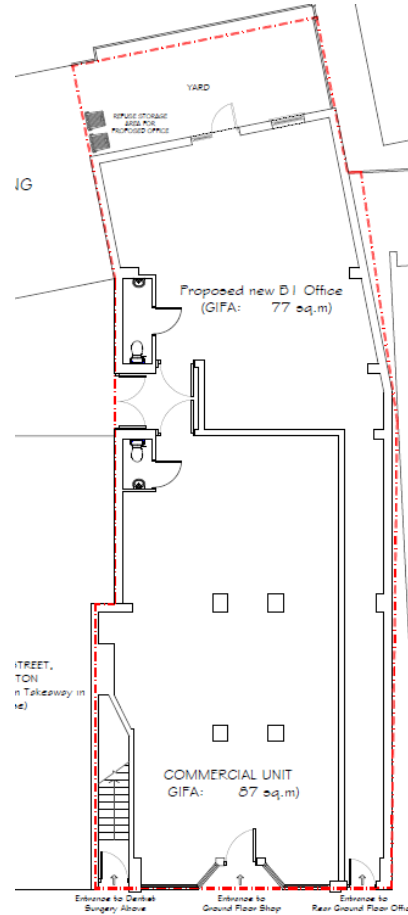
THE PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References 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 £5544.00 (2020/21 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government incentive and should contact the London Borough of Bromley Business Rates Department for further information.

Plan



Legal Costs

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

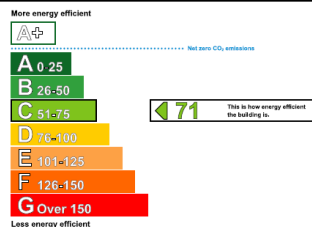
CEPC

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

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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