ORPINGTON

TARA HOUSE, 161a HIGH STREET

BR6 OLW

TO LET - REFURBISHED 1st FLOOR OFFICES - TOWN CENTRE LOCATION

Location/ Description

Orpington is 16 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 and with regular rail services to various London Mainline stations from Orpington BR station.

The property is situated in the central section of the High Street and surrounding occupiers include Iceland Frozen Foods, Lloyds Bank, Mothercare and Edinburgh Woollen Mill.

The premises are set out over first floor level and have recently been refurbished to benefit from air conditioning, suspended ceilings with integrated LED lighting, kitchen and WC.

Parking is available at a discounted rate for regular users at the Walnuts Shopping Centre for more information please visit

https://thewalnutsshoppingcentre.com/ Article.aspx?ArticleID=3488



Accommodation

(with approximate dimensions and floor areas)

Floor Area: Kitchen WC 1,465 sq.ft (136.10m²)

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.** The lease is to be grated outside of the security provisions of the Landlord and Tenant Act 1954 (as amended).

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.

VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount under current legislation.

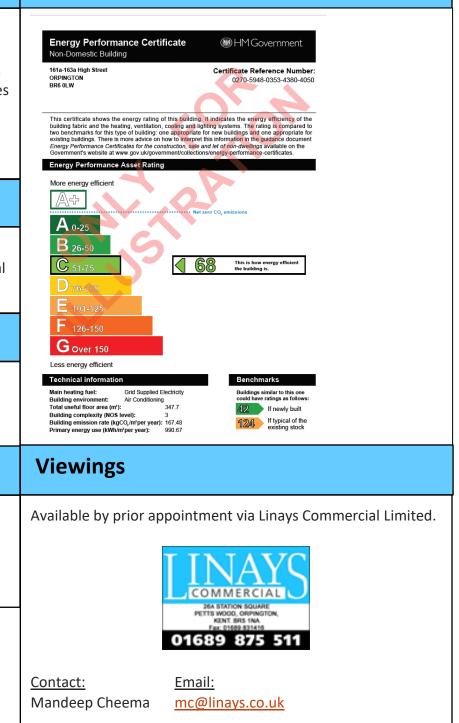
Legal Costs

Each party is to be responsible for the payment of their own legal and professional fees.

Service Charge

A service charge is levied to cover the cost of repair, cleaning, decoration, maintenance and management of the common areas.

Commercial Energy Performance Certificate



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