

ORPINGTON

279 HIGH STREET

BR6 0NN

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – RESTAURANT PREMISES (A3 USE)
APPROX 1165 SQ FT (108.23M²)**

Location

Orpington is a prosperous town 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 benefits from regular rail services to various London Mainline stations. The Towns Walnuts shopping mall has recently undergone extensive development including a multi-screen Odeon Cinema, Premier Inn Hotel and several catering establishments such as Bella Italia, Creams Dessert Parlour and Nandos.

The premises are situated in a prominent position within an established parade at the southern end of the Town Centre close to the Tesco Superstore and car park. Surrounding occupiers include McDonalds, Cash Converters and Wickes.



Accommodation

(with approximate dimensions and floor areas)

Shop/restaurant 18'0" x 60'0 (5.49m x 18.29m)

Restaurant, Kitchen & Storage Area 1165 sq.ft (108.23m²)

Including preparation area, chiller and staff WC.

Loading area and small yard at the rear accessed via a private car park.

Description

The subject premises comprises an end of terrace property previously trading as a pizza takeaway and delivery unit. The unit incorporates fitted kitchen, storage and preparation area and there are ladies and gents cloakrooms/ WC's. To the rear of the property there is a yard and refuse area.

Terms

The premises are to be let upon a full repairing and insuring lease at terms to be agreed at a rental of **£24,000 (Twenty-Four 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

Ref: 5061

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,141.25 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to bear their own legal fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



Mirage
279 High Street
ORPINGTON
BR6 0NN

Certificate Reference Number:
0520-0230-6439-9526-9002

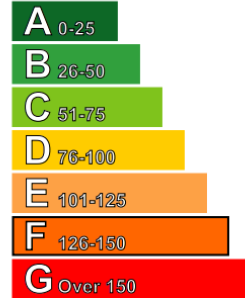
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 137 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 132
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 204.58

Benchmarks

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

Viewings

Strictly by prior appointment via Linays Commercial Limited.



Contact:
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Adrian Tutchings

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commercialproperty@linays.co.uk

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