

# ORPINGTON

85 HIGH STREET

BR6 0LF

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**LEASE AVAILABLE – ESTABLISHED A3 RESTAURANT– HIGH STREET LOCATION**

## 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 property is situated in a prominent corner position at the junction of the High Street and Aynescombe Angle. Surrounding occupiers include a range of restaurants, takeaways and retail occupiers.



## Description

The property comprises an attractive, detached converted public house currently arranged to provide open plan restaurant space with show cooking, buffet area, comprehensively fitted kitchen, ladies and gent's WC's and basement storage facilities. The premises also benefit from side loading door access via Aynescombe Angle.

The business is currently trading as an established Chinese restaurant, but the premises would suit a range of cuisines or trading styles.

## Accommodation

(with approximate dimensions and floor areas)

### Ground Floor

Restaurant Area	1,976 sq.ft	(183.6 m <sup>2</sup> )
Kitchen	496 sq.ft	(46 m <sup>2</sup> )
Ladies & Gent's WC's	139 sq.ft	(13 m <sup>2</sup> )
Basement Storage	727 sq.ft	(67 m <sup>2</sup> )

**Total Floor Area** ..... **3,338 sq.ft** ..... **(309.6m<sup>2</sup>)**

### First Floor

Residential accommodation maybe available by way of separate negotiation.

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: ta/

## 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 **£45,000 per annum exclusive**. Rents payable quarterly in advance.

## Premium

**£35,000 (Thirty-Five Thousand Pounds)** for the benefit of the leasehold interest, client's goodwill and the fixtures/fittings.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £19,038 (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 incurred in respect of this transaction.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amounts.

## Commercial Energy Performance Certificate

### Energy Performance Certificate

Non-Domestic Building



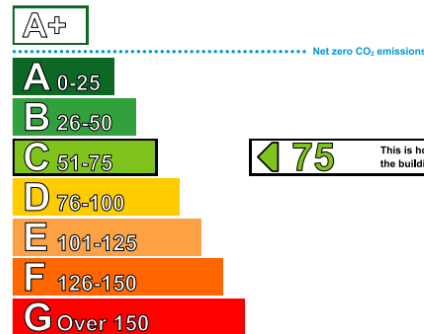
85 High Street  
ORPINGTON  
BR6 0LF

Certificate Reference Number:  
0470-0838-2649-2529-1092

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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 567  
Assessment Level: 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 233.66  
Primary energy use (kWh/m<sup>2</sup> per year): 1367.96

### Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
86	If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Toby Allitt  
Mandeep Cheema

Email:  
[ta@linays.co.uk](mailto:ta@linays.co.uk)  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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