

ORPINGTON

223 HIGH STREET

BR6 0NZ

LINAYS

COMMERCIAL

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TO LET –A1 RETAIL UNIT – PROMINENT HIGH STREET POSITION

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 subject property is situated in a prime retail pitch close to the High Street entrances to the Walnuts Shopping Centre where occupiers include Odeon, Premier Inn Hotel, Easy Coffee and Nando's.



Description

The premises comprise a flexible mid-terrace retail unit currently arranged to provide front sales area with partition wall leading to ancillary storage space, kitchen and w.c facilities. A single parking space is to be allocated within the rear yard which can be accessed via Juglans Road.

Features include air conditioning, suspended ceilings with integrated lighting, DDA compliant WC, alarm, full height glazed shopfront and high security rear door (all untested).

Accommodation

(with approximate dimensions and floor areas)

Gross Frontage:	15'7"	4.8m
Built Depth:	52'6"	16m
Ground Floor Area:	810sq.ft	75sq.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 **£22,000 per annum exclusive**.

A service charge is applicable. Further details overleaf.

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 £11,272.00 (2020/21 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 and professional fees incurred in respect of this transaction.

Service Charge

A service charge may be charged to cover the cost of repair, maintenance, decoration and management of common parts.

VAT

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

Viewings

Available by prior appointment via Linays Commercial Limited.

Contact: Mandeep Cheema Email: mc@linays.co.uk

Commercial Energy Performance Certificate

Energy Performance Certificate
HM Government

223 High Street
 ORPINGTON
 BR6 0NZ

Certificate Reference Number:
 0352-3002-0275-0500-5425

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

75

This is how energy efficient the building is.

Less energy efficient

Technical Information

Benchmarks

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 83
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 74.24

Buildings similar to this one could have ratings as follows:

32
If newly built

85
If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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