ORPINGTON

223 HIGH STREET

BR6 ONZ



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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.



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

Description

Th premises comprise a flexible midterrace 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 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).

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.

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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.

vernication from their Solicitors, not 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.

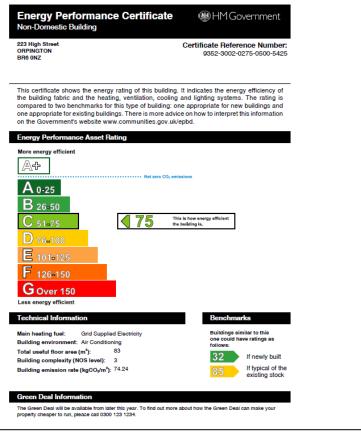
Viewings

Available by prior appointment via Linays Commercial Limited.

Contact: Email:

Mandeep Cheema mc@linays.co.uk

Commercial Energy Performance Certificate



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