

TO LET

RETAIL SHOP

3,290 sq.ft (305 sq.m)

- Prime retail location
- Ready for immediate occupation
- Nearby occupiers include Superdrugs and Post Office

100% RATES RELIEF AVAILABLE*



195-197 High Street, Orpington, BR6 0PF

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195-197 High Street, Orpington, BR6 0PF

DESCRIPTION

The premises comprise a double fronted mid-terrace retail unit set out over ground and first floor level occupying a prominent High Street position.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	1,658	154
Ground Floor Ancillary	389	36
First Floor Ancillary	1,243	115
TOTAL	3,290	305



LOCATION - BR6 0PF

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.

RENT

£48,000 per annum.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021)

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021. Interested parties are advised to make their own enquiries with the local authority.

VIEWING

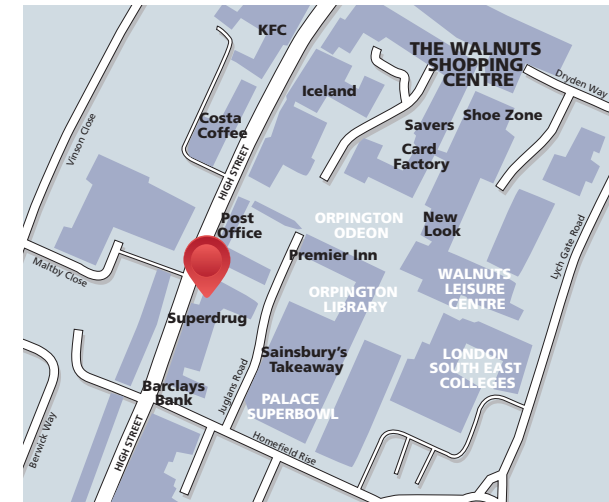
Strictly via prior appointment with the appointed agent:



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*Potential occupiers to make own enquiries to clarify accuracy of data.

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