

# ORPINGTON

98 HIGH STREET

BR6 0JY

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – REFURBISHED RETAIL/OFFICE PREMISES (A1/A2 USE)  
APPROX 565 SQ.FT (52.54 SQ.M)**

## Location

Orpington is located approximately 13 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 are accessible. Orpington Station offers regular rail services to various London Mainline stations including London Bridge, Charing Cross and Cannon Street.

The property is situated in the Northern section of the High Street within a conservation Area. Surrounding occupiers include Pizza Express and a range of retail, office and catering units.



## Description

The premises have been recently refurbished throughout to provide an open plan ground floor sales/ office area benefitting from glazed frontage, plasterboard ceilings with integrated lighting, kitchen and WC.

We believe the premises will be suitable for a wide range of businesses.

## Accommodation

(With approximate and estimated dimensions/ floor areas)

|                                 |                  |                     |
|---------------------------------|------------------|---------------------|
| Internal Width                  | 21'2"            | 6.4m                |
| Sales Depth                     | 29'0"            | 8.88m               |
| <b>Total Floor Area Approx:</b> | <b>565 sq ft</b> | <b>(52.54 sq.m)</b> |
| Cloakroom/ WC                   |                  |                     |

## Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£13,000 (Thirteen 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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,507.00 (2019/20 assessment)  
Interested parties are strongly advised to check the actual rates liability with the local authority directly.

We understand that eligible properties with a Ratable Value of less than £12,000 may be able to claim 100% business rates relief under Government Small Business Incentives. This could result in considerable cost savings to a tenant able to qualify.

## Legal Costs

Each party to bear their own legal and professional fees.

## VAT

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

## Planning

Alternative uses may be suitable, subject to landlord's consent and obtaining any necessary planning consent. Interested parties are advised to make their own enquiries to The London Borough of Bromley Planning Department.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



98 High Street  
ORPINGTON  
BR6 6JY

Certificate Reference Number:  
0210-5906-0359-1830-1074

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

← **48** This is how energy efficient the building is.

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 119  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 70.89

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**23** If newly built  
**61** If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema  
Adrian Tutchings

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

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