

# ORPINGTON

104 HIGH STREET

BR6 0JY

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR RETAIL / OFFICE / CLASS E USE PREMISES**

## 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 Canon Street.

The property is situated at the Northern end of the High Street close to the junction with Church Hill. Surrounding occupiers include a mixture of retail, office, leisure and catering units.



## Description

The property comprises a ground floor end of terrace unit with return frontage forming part of a mixed-use development. The ground floor is currently arranged to provide open plan space with rear kitchenette and WC. Features include suspended ceilings with integrated lighting, floor coverings, electric wall heaters and a small enclosed yard area.

## Accommodation

(approximate dimensions and floor areas)

Internal Width:	16'1"	4.9m
Built Depth:	35'4"	10.8m
Kitchenette		
WC		
<b>Floor Area:</b>	<b>501 sq.ft</b>	<b>46sq.m</b>

## 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 **£12,000** per annum exclusive. Rents payable quarterly in advance.

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 shop premises are £4,392.97 (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

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

## VAT

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

## Commercial Energy Performance Certificate

### Energy Performance Certificate

Non-Domestic Building



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Certificate Reference Number:  
0230-7923-0346-6600-1040

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

A+

..... 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

← 162

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 59  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 261.71  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

71

If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



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