

ORPINGTON

298 HIGH STREET

BR6 0NF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – CLASS E / A1 RETAIL UNIT

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 premises occupy a prime retail pitch and surrounding occupiers include Dominos, Robinson Jackson, McDonalds plus a range of multiple and independent retailers.



Description

Comprises a mid-terrace unit currently arranged to provide front open plan sales area with rear ancillary store with WC facilities. The property benefits from security shutters and air conditioning (all untested).

The rear yard can be accessed via a Augustus Lane and provides parking for 1 car.

Accommodation

(with approximate dimensions and floor areas)

Net Frontage:	16'4"	5.1m
Sales Depth:	39'1"	11.9m
Total Sales Area:	644 sq.ft	59.8 sq.m
Rear Ancillary:	201sq.ft	18s q.m
WC & Kitchenette		
Rear Parking (1 Space)		


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 **£24,000 per annum exclusive**. Subject to vacant possession.

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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8950.86 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
Legal Costs	
<p>Each party to pay their own legal and professional fees.</p>	
VAT	
<p>We have been advised by our clients that VAT will be payable upon the rental amount under current legislation.</p>	
Planning	Viewings
<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. The above uses are all subject to Landlord's consent. Consent will be required for any alterations (e.g. ventilation & extraction).</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="971 1352 1227 1530" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div>
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