

ORPINGTON

28 CHISLEHURST ROAD

BR6 0DG

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – GROUND & FIRST FLOOR ‘CLASS E’ PREMISES – 1,600 FT² (148.65 M²)

Location

Orpington is located 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 from Orpington station.

The property faces Chislehurst Road, situated at the Northern end of the High Street within the one-way section close to the junction with Goodmead Road.



Description

The subject property comprises a mid-terrace two-storey building with glazed shop frontage, beneath a pitched roof.

At ground floor level, the premises provide an open plan sales area, kitchen, WC, rear ancillary office accommodation and yard area. The first floor provides three further ancillary offices plus WC.

Features include gas central heating, fitted kitchen, two WC's and an external yard area. The premises are considered suitable for a wide range of users, including retailers, office occupiers and clinics/medical users.

Accommodation

(with approximate dimensions and net internal areas)

Ground Floor:	1,210 sq ft	(112.41 sq m)
First Floor:	390 sq ft	(36.23 sq m)
Rear Yard:	203 sq ft	(18.85 sq m)
Total Net Internal Area:	1,600 sq ft	(148.65 sq m)

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 **£18,500 per annum exclusive**. The lease is to be granted outside the security provisions of the Landlord and Tenant Act 1954.

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	Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,046. Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley.</p>	<div> <div> 28 Chislehurst Road ORPINGTON BR6 0DG </div> <div> Energy rating D </div> </div> <div> <div>This certificate expired on 19 July 2019</div> <div>Certificate number 0930-2025-0351-1650-6080</div> </div> <div> <div>Property typeOffice</div> <div>Total floor area182 square metres</div> </div>
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.</p>	
Legal Costs	Viewings
<p>The ingoing Tenant is to provide a £1,000 (exclusive) contribution towards the Landlord's legal fees, to be refunded upon legal completion of the lease.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div> <div> Contact: Toby Allitt Mandeep Cheema </div> <div> Email: ta@linays.co.uk mc@linays.co.uk </div> </div>