

ORPINGTON

309 HIGH STREET

BR6 0NN

LINAYS

COMMERCIAL

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**TO LET – PROMINENT GROUND FLOOR RETAIL UNIT
APPROX. 5562 SQ FT (516.73 SQ M) PLUS ALLOCATED PARKING**

Location

Orpington is a prosperous town situated 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 Orpington Station benefits from regular, direct rail services to various London Mainline stations.

The subject property occupies a prime High Street pitch within a high footfall location. Nearby occupiers include **McDonald's, Superdrug, Boots, Tesco, Specsavers, Holland & Barrett, Costa and WHSmith.**



Description

Comprises a substantial mid-terrace ground floor retail unit, arranged to provide open plan sales accommodation with ancillary staff areas and WC facilities.

The property is well configured and benefits from a rear customer entrance and 8 allocated car parking spaces.

We understand that the premises fall under a Class E use and such would suit a wide range of uses/occupiers.

Accommodation

(with approximate dimensions and floor areas)

Total Gross Internal Area: 5,562 sq ft (516.73 sq m)

Parking: 8 Allocated Spaces

Floor plans are available upon request.

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 commence from May 2022. **Rent upon application.** Subject to contract and vacant possession.

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 £38,656 (2021/22 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

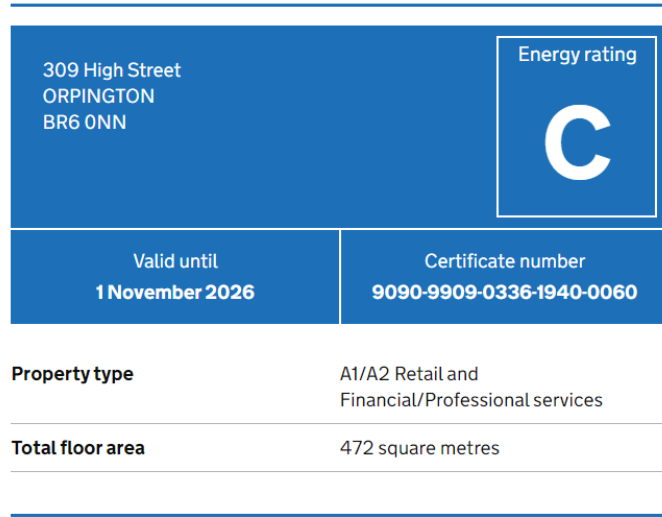
Legal Costs

Each party to pay 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.

Commercial Energy Performance Certificate



Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order (as amended) 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 subject to Landlord's consent.**

Viewings

Available strictly by prior appointment via Sole Agents:



Contact:

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