

ORPINGTON

30 CHISLEHURST ROAD

BR6 0DG

LINAYS COMMERCIAL

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

01689 875 511

TO LET – GROUND FLOOR ‘CLASS E’ PREMISES – 938 SQ FT (87.14 SQ M)

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 ground floor shop unit with modern glazed shop frontage.

The premises are set out to provide an open plan sales/office accommodation, kitchenette, rear office and storage space plus WC. The property benefits from rear access via Elmcroft Road.

We consider the premises are suitable for a wide range of users, including retailers, office occupiers and clinical/medical users.

Accommodation

(with approximate dimensions and net internal areas)

| | | |
|---------------------------------|------------------|---------------------|
| Sales Area: | 500 sq ft | (46.42 sq m) |
| Kitchenette: | 22 sq ft | (2.04 sq m) |
| Rear Ancillary: | 416 sq ft | (38.66 sq m) |
| Total Net Internal Area: | 938 sq ft | (87.14 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 **£14,500 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 £4,403. 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 data-bbox="719 327 1471 669"> <p>30 Chislehurst Road ORPINGTON BR6 0DG</p> <p>Energy rating C</p> <p>Valid until 16 July 2025</p> <p>Certificate number 0230-0734-2189-6992-4006</p> </div> |
| VAT | Viewings |
| <p>We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.</p> | <p>Available strictly by prior appointment via Sole Agents:</p> |
| Legal Costs | <div data-bbox="935 1052 1261 1283"> <p>LINAYS COMMERCIAL</p> <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p> </div> <p>Contact: Toby Allitt</p> <p>Email: ta@linays.co.uk</p> |
| <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> | |