

ORPINGTON

163 HIGH STREET

BR6 0LW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – RETAIL / CLASS E USE PREMISES – PROMINENT LOCATION

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 property is situated in a prominent position within the centre of the High Street. Surrounding occupiers include Specsavers, Iceland as well as the Walnuts Shopping Centre where tenants include the Odeon Cinema and Easy Coffee.



Accommodation

(with approximate dimensions and floor areas)

Net Frontage:	14'8"	4.5m
Sales Depth:	44'7"	13.6m
Ground Floor Sales Area:	769sq.ft	71m²
WC		
Rear Yard/Parking (2 Spaces)		

Description

The premises are set out over ground floor level and currently arranged to provide front sales floor area with partitioned ancillary storage space.

Kitchen and WC facilities are located at the rear with an access door leading onto a private yard area accessed via Dryden Way for loading/unloading.

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 **£20,000 per annum exclusive**.

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 £9,481.00 (2022/23 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount.

Planning

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, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

Commercial Energy Performance Certificate

163 High Street
ORPINGTON
BR6 0LW

Energy rating

C

Valid until
20 October 2029

Certificate number
0810-0731-3759-8890-5096

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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