

ORPINGTON

228 HIGH STREET

BR6 0LS

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – ESTABLISHED RESTAURANT PREMISES – 1,550 SQ FT (144.0 SQ M)
FITTED COMMERCIAL KITCHEN WITH EXTRACTION CANOPIES**

Location

Orpington is a prosperous town situated 16 miles south of central London and 5 miles from Bromley Town Centre. The town lies adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular, direct rail services to various London Mainline stations.

The subject property occupies a prominent High Street pitch with surrounding occupiers including McDonalds, Boots, WHSmith, Greggs, Superdrug plus further multiple and independent operators.



Description

The property comprises a ground floor restaurant premises, which has recently been refurbished throughout and is thus ready for immediate occupation.

Internally, the premises incorporate an open plan sales/customer seating area, food display counter, fitted commercial kitchen with extraction canopies, cold rooms, managers office and rear external bin storage. There is rear access to the unit via Maltby Close.

Accommodation


(with approximate dimensions and floor areas)

| | | |
|-----------------------------|-------------------|---------------------|
| Internal Width: | 17'5" | (5.30 m) |
| Built Depth: | 95'10" | (29.22 m) |
| Total Internal Area: | 1550 sq ft | (144.0 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 **£35,000 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

| | |
|---|--|
| Kitchen Equipment | Commercial Energy Performance Certificate |
| Please note that our client is prepared to include all catering/cooking equipment by way of a separate negotiation. Full details available upon request. All equipment is untested. | <div data-bbox="743 306 1458 520"> <p>228 High Street ORPINGTON BR6 0LS</p> <p>Energy rating D</p> </div> <div data-bbox="743 527 1458 632"> <p>Valid until 28 May 2029</p> <p>Certificate number 9127-3085-0211-0500-9291</p> </div> <div data-bbox="743 667 1458 863"> <p>Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways</p> <hr/> <p>Total floor area 144 square metres</p> <hr/> </div> |
| Rating Assessment | |
| We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £13,696 (2022/23 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. | Planning |
| Legal Costs | The subject property has historically been occupied as a restaurant with planning permission confirmed under application reference 99/01001/FULL1. A copy of the Decision Notice is available upon request. |
| Each party to pay their own legal and professional fees. | |
| VAT | Viewings |
| We have been advised by our clients that VAT will be payable upon rental amounts under current legislation. | <p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="971 1398 1252 1591">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Toby Allitt ta@linays.co.uk Mandeep Cheema mc@linays.co.uk</p> |