

ORPINGTON

314 HIGH STREET

BR6 ONG

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – RETAIL / CLASS E USE PREMISES – HIGH STREET 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 subject property is situated within the heart of the Town Centre, occupying a prominent and established trading position close to the junction with Station Road and Knoll Rise. Pay and display roadside parking is available directly outside the property.



Description

The premises are set out over ground floor level and arranged internally to provide front retail space, staff areas (partitioned), ancillary storage and WC facilities with an access door leading onto a yard area accessed via Augustus Lane for loading/unloading.

Features include suspended ceilings with integrated lighting and floor to ceiling glazed shopfront.

Available: October 2023

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	17'7"	5.40m
Sales Depth:	<u>61'</u>	<u>18.6</u>
Sales Area:	1058sq.ft	98.3sq.m
Ancillary/Storage:	689sq.ft	64.0sq.m
WC		

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 **£28,000 (Twenty Eight Thousand Pounds) 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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,2301.50 (2023/24 assessment).</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
Legal Costs	
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	
VAT	
<p>We have been advised by our clients that the property is not elected for VAT.</p>	
Planning	Viewings
<p>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). <u>All of the above uses are subject to Landlord's approval.</u></p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1356 1239 1575" data-label="Image"> </div> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>