

ORPINGTON

142-144 HIGH STREET

BR6 OJS

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – RETAIL / CLASS E USE PREMISES – DOUBLE FRONTAGE

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 at the Northern end of the High Street, occupying a prominent position close to the junction with Broomhill Road and Church Hill.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	33'4"	10.2m
Sales Depth:	44'6"	13.6
Sales Area:	984sq.ft	91.4sq.m
Ancillary/Storage:	353sq.ft	32.8sq.m
WC		

Description

The premises are set out over ground floor level and currently arranged internally to provide front open plan double fronted retail space, treatment areas (partitioned), ancillary storage, kitchen and WC facilities.

Features include tiled flooring, plasterboard ceilings with feature lighting, air conditioning, security shutters and floor to ceiling glazed shopfront (all untested).

The property was previously occupied as a Hairdressers but would be suitable for a wide variety of businesses.

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 **£27,500 (Twenty Seven Thousand Five Hundred 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

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,728.50 (2023/24 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 the property is not elected for VAT.

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

142-144 HIGH STREET
ORPINGTON
BR6 0JS

Energy rating

C

Valid until
9 June 2031

Certificate number
9814-8239-9002-0806-2506

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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