

ORPINGTON

85 HIGH STREET

BR6 0LF

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – ESTABLISHED TOWN CENTRE RESTAURANT (APPROX. 2,933 SQ FT)



Location & Description

The property comprises a prominent, established restaurant premises situated within Orpington Town Centre at the northern end of the High Street.

The premises incorporate open plan restaurant/seating space with show cooking area, commercial kitchen with burners, extraction canopy, freezer and cold room, fitted bar with bottle coolers, ladies, gents and disabled access WC, extensive basement storage plus decked external areas suitable for further customer seating. The property also benefits from side loading via Aynescombe Angle.

The property have most recently traded as an oriental restaurant however are considered suitable for a range of cuisines or trading styles.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Restaurant Area:	1,598 sq ft	(148 m ²)
Commercial Kitchen:	496 sq ft	(46 m ²)
Ladies & Gent's WC's:	139 sq ft	(13 m ²)
Basement Storage:	727 sq ft	(67 m ²)
Total Floor Area Approx.	2,933 sq.ft	(272 m²)

Terms

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£45,000 per annum exclusive**. Rents payable quarterly in advance.

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

Ref: TA/5500

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £15,872 per annum (2023 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the Bromley Council Rates Department directly.

Legal Costs

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

VAT

We have been advised by our clients that **VAT is payable** upon the rental amounts under current legislation.

Commercial Energy Performance Certificate

85 High Street
ORPINGTON
BR6 0LF

Energy rating

C

Valid until
25 November 2028

Certificate number
0470-0838-2649-2529-1092

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

567 square metres

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Toby Allitt

Email:
ta@linays.co.uk

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