

ORPINGTON

102 HIGH STREET

BR6 0JY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – GROUND FLOOR RETAIL / OFFICE / CLASS E USE PREMISES

Location

Orpington is located approximately 13 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 are accessible. Orpington Station offers regular rail services to various London Mainline stations including London Bridge, Charing Cross and Canon Street.

The property is situated at the Northern end of the High Street close to the junction with Church Hill. Surrounding occupiers include a mixture of retail, office, leisure and catering units.



Description

The property comprises a ground floor mid terrace commercial unit forming part of a mixed-use development. The ground floor is currently arranged to provide sales area with rear kitchenette and WC. Features include suspended ceilings with integrated lighting, floor coverings and electric wall heaters.

Accommodation

(approximate dimensions and floor areas)

Internal Width:	18'3"	5.6m
Built Depth:	20'6"	6.3m
Kitchenette		
WC		
Floor Area:	351 sq.ft	32.6sq.m

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000** 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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £2,594.80 (2023/24 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

We understand that eligible properties with a Ratable Value of less than £12,000 may be able to claim 100% business rates relief under Government Small Business Incentives.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Commercial Energy Performance Certificate

102b High Street
ORPINGTON
BR6 0JY

Energy rating

C

Valid until
26 July 2026

Certificate number
0230-5915-0386-0560-6040

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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