

ORPINGTON

284 HIGH STREET

BR6 0ND

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 Knoll Rise.



Description

The premises are set out over ground floor level and arranged internally to provide front retail space, rear ancillary storage and WC facilities.

Features include vinyl flooring, security shutters, suspended ceilings with LED lighting.

We believe the premises would be suitable for a wide variety of business including retail, restaurant, medical or professional services.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	19'	5.8m
Sales Depth:	<u>37'4"</u>	<u>11.4m</u>
Sales Area:	696sq.ft	64.6sq.m
Ancillary/Storage:	165sq.ft	15.4sq.m
Built Area:	861sq.ft	79sq.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 12 (Twelve) years to be agreed at a commencing rent of **£26,000 (Twenty Six 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

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £7,485.00 (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

284 High Street
ORPINGTON
BR6 0ND

Energy rating

C

Valid until
16 May 2026

Certificate number
9639-3045-0762-0900-7691

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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