

ORPINGTON

2B TILE FARM ROAD

BR6 9RZ

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – TWO STOREY RETAIL/CLASS E USE PREMISES - 653FT²/60M²

Location / Description

Orpington is a suburb approx. 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and benefits from close access to the M25 Motorway. Tile Farm Road is accessed via Tubbenden Lane, which connects to the A21 (Farnborough Way) providing direct access to the M25 Motorway at J4. Railway connections are provided by Orpington Railway Station which is approx.500m from the property and offers regular services to London Bridge in a journey time of approximately 20 minutes. The property is situated in a predominantly residential area and forms part of a small parade of six commercial units serving the local catchment. Free parking is available at the roadside.

The property comprises a mid terrace two storey commercial building of brick construction set beneath a tiled pitched roof. The first floor is effectively within the roof space and internally, the ground floor is currently arranged to provide entrance reception, partitioned treatment rooms and WC. The first floor provides a further treatment room with good levels of natural light.



Accommodation

(with approximate floor areas)

Internal Width:	27'5"	8.39m
Internal Depth:	19'6"	5.976m
Ground Floor Area:	418sq.ft	38sq.m
First Floor Area:	235sq.ft	21.8sq.m
Total Floor Area Approx:	653sq.ft	60sq.m

Terms

The premises is available to let on the basis of a new effectively full repairing and insuring leases for a term of years to be agreed. We invite rental offers in excess of **£15,000 (Fifteen Thousand Pounds)** per annum exclusive.

Rating Assessment	Commercial Energy Performance Cert.
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises based on the (2024/2025) assessment is £4,191.60 Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief incentive and should contact the London Borough of Bromley Business Rates Department.</p>	
Legal	
<p>Each party is to bear their own legal fees.</p>	
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.</p>	
Planning	Viewings
<p>The property has most recently been occupied as a Osteopath Clinic under Class E of the Town & Country Planning Use Classes Order 1987 which as of 1st September 2020 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. All of the above uses are subject to Landlord's approval.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="984 1373 1208 1533" data-label="Image"> </div> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>
<p>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</p>	