

ORPINGTON

178 HIGH STREET

BR6 OJW

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – GROUND FLOOR RETAIL/CLASS E USE PREMISES– 1571FT²/145M²



Location & Description

Orpington is a suburb located within the London Borough of Bromley approx. 15 miles south of Central London. The town is positioned on the A224 with direct links to the M25 (J4) and A20/M20 within a 10-minute drive making it a popular location for businesses. Orpington Railway Station is within 1 miles of the property, providing direct train services to London Victoria & Sevenoaks. The subject property is situated within the heart of the Town Centre, occupying a prominent position with good levels of footfall. Surrounding occupiers include Robert Dyas, Iceland, Demelza and The Walnuts Shopping Centre.

The premises are set out at ground floor level and arranged internally to provide large open plan sales area with kitchenette/staff room and WC.

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

Terms	Accommodation																			
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 £28,000 (Twenty-Eight Thousand Pounds) per annum exclusive, payable quarterly in advance.	<table> <tr> <td>Internal Width:</td><td>17'1"</td><td>5.23m</td></tr> <tr> <td>Sales Depth:</td><td>96'</td><td>29.5.m</td></tr> <tr> <td>Sales Area:</td><td>1444 sq.ft</td><td>134.2sq.m</td></tr> <tr> <td>Ancillary:</td><td>127 sq.ft</td><td>11.8sq.m</td></tr> <tr> <td>WC:</td><td>-</td><td>-</td></tr> <tr> <td>Total Floor Area:</td><td>1,571 sq.ft</td><td>145 sq.m</td></tr> </table>		Internal Width:	17'1"	5.23m	Sales Depth:	96'	29.5.m	Sales Area:	1444 sq.ft	134.2sq.m	Ancillary:	127 sq.ft	11.8sq.m	WC:	-	-	Total Floor Area:	1,571 sq.ft	145 sq.m
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Rating Assessment																				
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,102.75 (2024/25 assessment).																				
VAT	Commercial Energy Performance Certificate																			
We have been advised by our clients that VAT is not applicable.																				
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.																				
	Viewings																			
	Available by prior appointment with Linays Commercial Ltd.																			
	Contact: Mandeep Cheema	Email: mc@linays.co.uk																		