

# ORPINGTON

33 LEITH HILL

BR5 2RS

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR RETAIL UNIT – APPROX. 737 SQ FT**

## Location

Orpington lies within the London Borough of Bromley positioned on the A224 with direct links to the M25 (J4) and A20/M20.

The subject property forms part of a popular local parade located approx. 1 km west of Sevenoaks Way.

## Description

The property comprises a mid-terrace retail unit with modern shopfront, set out over ground and lower ground floor levels.

The premises are currently arranged to provide an open plan sales area, staff kitchenette, WC facilities plus treatment room and storage accommodation at lower ground floor level. We understand the premises include a rear yard accessible via a service road.

## Terms

The premises are available to let on the basis of a new, effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of **£14,000 per annum exclusive.**



## Accommodation

(with approximate dimensions and floor areas)

### Ground Floor

Net Sales Area: 546 sq ft 50.72 sq m

### Lower Ground

Treatment Room: 115 sq ft 10.68 sq m

Storage: 76 sq ft 706 sq m

Rear Yard: - -

**Total Net Internal Area: 737 sq ft 68.46 sq m**

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 note from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £2,095.80 (2024/25 assessment).

Interested parties are advised to check the actual rates liability with the Local Authority directly. Tenants may be eligible for small business rates relief and are advised to contact the business rates department for further information.

## Energy Performance Certificates

33 Leith Hill ORPINGTON BR5 2RS		Energy rating <b>E</b>
Valid until 25 January 2033	Certificate number 3953-1146-2542-9876-4366	
Property type	Retail/Financial and Professional Services	
Total floor area	87 square metres	

## VAT

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

## Viewings

Available strictly by prior appointment with sole agents:



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