

ORPINGTON

188 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– 721FT²/66M²



Location & Description

Orpington is a suburb within the London Borough of Bromley. The town has good communication links with Orpington Railway Station approx. 0.7 miles away, offering direct train services to London Bridge, Charing Cross and Sevenoaks. The town is positioned on the A224 (Court Road) with the M25 (Junction 4) within an 8-minute drive. 188 High Street is situated in a prominent and established trading location close to the junction with Homefield Rise and Knoll Rise. Surrounding occupiers include Iceland, Robert Dyas, Specsavers, Costa and The Walnuts Shopping Centre. Pay and display roadside parking is available at the pavement edge.

The property comprises the ground floor of a three storey, mid terrace building benefitting from a rear yard accessed via a shared service road. The building is not listed, nor is it located within a Conservation Area. Internally, the premises are configured to provide front sales area, kitchenette, WC and ancillary storage space. Features include a fully glazed shopfront with security shutters.

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																						
<p>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 £25,000 (Twenty-Five Thousand Pounds) per annum exclusive, payable quarterly in advance.</p>	<table border="1"> <tr> <td>Internal Width:</td> <td>18'3"</td> <td>5.59m</td> </tr> <tr> <td>Sales Depth:</td> <td>34'1"</td> <td>10.4.m</td> </tr> <tr> <td>Sales Area:</td> <td>562 sq.ft</td> <td>52.2sq.m</td> </tr> <tr> <td>Ancillary:</td> <td>159 sq.ft</td> <td>14.8sq.m</td> </tr> <tr> <td>WC:</td> <td>-</td> <td>-</td> </tr> <tr> <td>Total Floor Area:</td> <td>721 sq.ft</td> <td>66 sq.m</td> </tr> <tr> <td>Rear Yard/Parking</td> <td></td> <td></td> </tr> </table>		Internal Width:	18'3"	5.59m	Sales Depth:	34'1"	10.4.m	Sales Area:	562 sq.ft	52.2sq.m	Ancillary:	159 sq.ft	14.8sq.m	WC:	-	-	Total Floor Area:	721 sq.ft	66 sq.m	Rear Yard/Parking		
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Rating Assessment	<h3>Commercial Energy Performance Certificate</h3>																						
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £7992.00 (2026/27 assessment).</p>																							
VAT	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="695 993 1279 1255"> <p>188 High Street ORPINGTON BR6 0JW</p> </div> <div data-bbox="1279 993 1495 1255"> <div style="border: 1px solid white; padding: 5px; text-align: center;"> <p>Energy rating</p> <p style="font-size: 2em; font-weight: bold; color: white;">C</p> </div> </div> </div>																						
<p>We have been advised by our clients that VAT is not applicable.</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">Valid until</td> <td style="width: 50%;">Certificate number</td> </tr> <tr> <td>14 December 2033</td> <td>0067-8005-7620-1276-9299</td> </tr> </table>		Valid until	Certificate number	14 December 2033	0067-8005-7620-1276-9299																	
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Planning	<h3>Viewings</h3>																						
<p>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.</p>	<p>Available by prior appointment with Linays Commercial Ltd.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>																						