

ORPINGTON

34 CHISLEHURST ROAD

BR6 0DG

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– 966FT²/89M²



Location & Description

Orpington, 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.

34 Chislehurst Road is positioned at the northern end of the High Street close to the junction with Goodmead Road. The general character of the area comprises of predominantly residential properties, and the subject unit is well located to serve the needs of the local catchment. Roadside parking is available along Elmcroft Road. The property is arranged over ground floor level within a two storey, end of terrace building. The building is not listed, nor is it located within a Conservation Area. Internally, the premises are configured to provide front sales area, storage space and WC. Features include a fully glazed shopfront and loading door to the rear of the property.

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 £22,000 (Twenty-Two Thousand Pounds) per annum exclusive, payable quarterly in advance.</p>	Sales Area:	740 sq.ft	73sq.m
<h3>Rating Assessment</h3>	Ancillary:	176 sq.ft	16.3sq.m
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6971.50 (2026/27 assessment).</p>	WC:	-	-
<h3>VAT</h3>	Total Floor Area:	966 sq.ft	89.8 sq.m
<p>We have been advised by our clients that VAT is not applicable.</p>	<h3>Commercial Energy Performance Certificate</h3>		
<h3>Planning</h3>	<h3>Viewings</h3> <p>Available by prior appointment with Linays Commercial Ltd.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>		
<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>			