

ORPINGTON

299 – 301 HIGH STREET

BR6 0NN

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – DOUBLE FRONTED RETAIL PREMISES – 2707 SQ.FT



Location & Description

Orpington is a popular suburb within the London Borough of Bromley. Orpington Railway Station is approx. 0.5 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. The property is situated at the southern end of the High Street close to the junction with Gravel Pit Way and Station Road benefiting from strong pedestrian footfall and good levels of passing traffic. Surrounding occupiers include Anytime Fitness, Demelza and McDonalds.

The property provides a double fronted ground floor unit with excellent visibility onto Orpington High Street forming part of a three-storey commercial building with rear car park. Internally, the accommodation is currently arranged to provide open plan sales area, partitioned offices/stores, kitchen and WC. The rear of the property can be accessed via Gravel Pit Way. Features include air conditioning, rear allocated parking/loading areas and 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

Ref: MC/5858

Terms

The accommodation is 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 **£60,000 (Sixty Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable are £24,451.00 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability/payable amount with the local authority directly.

VAT

The property is elected for VAT.

Service Charge

A service charge is levied to cover the cost of the repair, maintenance and management of the common parts and structure. The budget for 2026/27 equates to £9,737.99.

Accommodation

Floor	Sq.Ft	Sq.m
Ground Floor:	2707	251.4
WC's		
Net Internal Area:	2,707 sq ft	251 sq m

Commercial Energy Performance Certificate

299-301, High Street ORPINGTON BR6 0NN	Energy rating C
Valid until 9 February 2030	Certificate number 0380-0130-6752-2002-9006

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact: Mandeep Cheema **Email:** mc@linays.co.uk