

ORPINGTON

92 HIGH STREET

BR6 0JY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – GROUND FLOOR RETAIL / CLASS E USE PREMISES

Location

Orpington is a prosperous town 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London Mainline stations.

The property is situated in a prominent position within at the northern end of the High Street close to the junction with Moorfield Road and Chislehurst Road.



Accommodation

(with approximate dimensions and floor areas)

Net Frontage:	13'7"	4.2m
Sales Depth:	29'8"	9.1m
Ground Floor Sales Area:	388sq.ft	36sq.m
Storage:	156sq.ft	14.5sq.m
WC		

Description

The premises are set out over ground floor level and currently arranged to provide front sales area with raised (1 step) ancillary storage space.

Kitchenette and WC facilities are located at the rear with an access door leading onto a shared yard/bin store area accessed via Moorfield Road for loading/unloading.

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 rent of **£13,500 (Thirteen Thousand Five Hundred Pounds) per annum exclusive**.

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 understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,283.20 (2026/27 assessment). Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We have been advised by our clients that VAT will not be payable upon the rental amount.

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.

Commercial Energy Performance Certificate

92-92A High Street
ORPINGTON
BR6 0JY

Energy rating

E

Valid until
30 March 2029

Certificate number
0195-0643-2130-5400-1803

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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