ORPINGTON

189-193 HIGH STREET

BR6 0PF

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TO LET – DOUBLE FRONTED RETAIL PREMISES – 7,706 SQ.FT



Location & Description

Orpington is a popular suburb within the London Borough of Bromley. Orpington Railway Station is approx. 0.6 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 in a prominent and central High Street position adjacent to the Walnuts Shopping Centre benefiting from strong pedestrian footfall and good levels of passing traffic. Surrounding occupiers include Lloyds Bank, Boots, Nando's and Odeon Cinema.

189-193 comprises a double-fronted ground floor unit with excellent visibility onto Orpington High Street forming part of a three-storey commercial building with rear yard areas. Internally, the accommodation is currently arranged to provide open plan sales area and rear partitioned stores which can easily be adapted to suit an ingoing tenants preferred layout.

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 **£75,000 (Seventy Five Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable are £TBA (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.

Planning

The property is currently occupied as a stationer's falling under Class E of the Town & Country Planning Use Classes Order 1987 which as of 1st September 2020 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, leisure, gymnasium/indoor recreation. All of the above uses are subject to Landlord's approval.

Accommodation

Floor	Sq.Ft	Sq.m
Ground Floor:	7,706	715
Net Internal Area:	**7,706 sq ft**	**715 sq m**

Commercial Energy Performance Certificate



Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact: Mandeep Cheema

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