

# ORPINGTON

R/O 242 HIGH STREET

BR6 0LZ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**TO LET – DETACHED WORKSHOP/STORAGE PREMISES  
APPROX 425 SQ.FT (39 SQ.M) – ONE ALLOCATED PARKING SPACE**

## Location

Orpington is located 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 to the rear of the High Street and access is via Maltby Close off of Vinson Close.



## Description

The premises comprise a single storey self-contained workshop/storage unit located within a rear yard. The property is currently arranged to provide clear open plan space. A single parking space is to be allocated within the front yard area.

Please note that there are no WC facilities and the property does not currently have any services although these can be reinstated if required by an ingoing tenant.

## Accommodation

(with approximate dimensions and floor areas)

Total Floor Area:      425sq.ft      39sq.m


## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease/licence for a term of years to be agreed at a commencing rent of **£5,200 per annum exclusive** payable quarterly in advance. The lease is to be granted outside the security provisions of The Landlord & Tenant Act 1954. A rental deposit will be required.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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/Lesseees 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/Lesseees 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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA(2015/16 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly. Tenants may be able to obtain partial or full rate relief and should discuss this matter with the London Borough of Bromley 0208 464 3333.</p>	<p>Not applicable. An EPC is not required as the building has a total usable floor area of less than 50sq.m</p>
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental amount under current legislation.</p>	
<h3>Legal Costs</h3>	
<p>The ingoing tenant is to make a contribution towards the landlord's legal fees.</p>	<h3>Viewings</h3>
<h3>Notes</h3>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1003 1304 1289 1507" style="text-align: center;">  <p><a href="http://www.linays.co.uk">www.linays.co.uk</a></p> <p><b>01689 875 511</b></p> </div> <p>Contact: Mandeep Cheema      Email: mc@linays.co.uk</p>