

ORPINGTON

286-290 HIGH STREET

BR6 0ND

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – TRIPLE FRONTED RETAIL PROPERTY WITH POTENTIAL TO SPLIT
ALTERNATIVE USES CONSIDERED – TOTAL FLOOR AREA APPROX 2377 SQ.FT**

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. Walnuts Shopping Centre which has undergone regeneration to include a multiscreen Odeon Cinema, Premier Inn Hotel, Nando's and Bella Italia.

The property is situated in a prominent position within an established parade at the junction of High Street and Knoll Rise. Located at the southern end of the town centre, surrounding occupiers include Tesco, Dominos, McDonalds, and Wickes.



Description

Comprises a triple fronted ground floor lock-up shop (A1 retail use) with L-shaped sales area plus rear office, kitchenette and cloakroom/WC.

The unit has the benefit of a shared vehicle access to the rear.

The premises are available as a whole or split into two smaller units.

Accommodation

(with approximate dimensions and floor areas)

Internal width	58'10	(17.93m)
Sales Area	2083 sq ft	(193.51m ²)
Ancillary	294 sq ft	(27.31m ²)
Total Floor Area	2377 sq ft	(220.82m²)

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 **£65,000 per annum exclusive**.

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/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: 4754

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £26,129 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

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

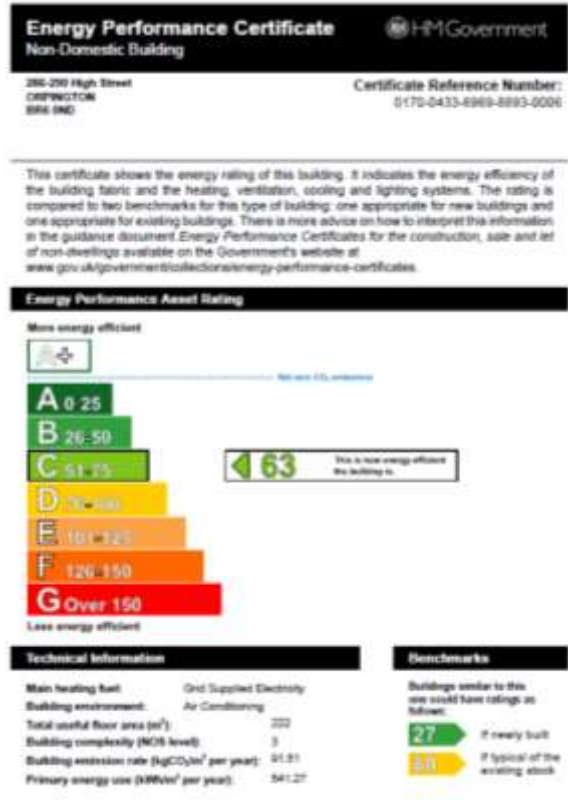
VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Notes

We are advised that a service charge will be payable in respect of the repair, maintenance, decoration and management of the common parts and structure. Full details awaited.

Commercial Energy Performance Certificate



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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