

ORPINGTON

104 HIGH STREET

BR6 0JY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

TO LET – LOCK UP SHOP UNIT (A1 USE)

Location

Orpington is located approximately 13 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 are accessible. Orpington Station offers regular rail services to various London Mainline stations including London Bridge, Charing Cross and Canon Street. The Town Centre has undergone various regeneration works to include a new Odeon cinema, Premier Inn Hotel, shops, restaurants and remodeling of the public square.

The property is situated within a Conservation Area in the Northern section of the High Street adjoining the White Hart Public House. Surrounding occupiers include Pizza Express and a range of retail, office and catering units.



Accommodation

(With approximate dimensions and floor areas)

Width: 18'6 (5.6m) narrowing to at the rear 15' (4.5m)

Depth: 34'0 (10.3m)

Including kitchenette

Cloakroom/WC

Total floor area approx: 620 sq ft (57m²)

Description

Comprises a ground floor lock up shop forming part of a retail, office and residential development scheme undertaken in 2015. The shop unit offers open plan sales space plus a kitchenette area and cloakroom/ WC. The unit is fitted to include modern shop front with part glazed return, suspended ceiling and floor coverings.

Terms

The premises are 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 **£15,000** per annum exclusive. Rents payable quarterly in advance.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £4,263.10 (Ratable Value £8,900). (2017/18 assessments).

Interested parties are strongly advised to check the actual rates liability with the local authority directly.

We understand that eligible properties with a Ratable Value of less than £12,000 may be able to claim 100% business rates relief under Government Small Business Incentives. This could result in considerable cost savings to a tenant able to qualify.

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VAT

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

Service Charge

We are advised by our clients that a service charge will be levied, such charges relating to the repair, decoration, maintenance 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:
Adrian Tutchings
Mandeep Cheema
Toby Allitt

Email:
commercialproperty@linays.co.uk
mc@linays.co.uk
ta@linays.co.uk

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