

ORPINGTON

41 HIGH STREET, GREEN STREET GREEN

BR6 6BG

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – FITTED OFFICE PREMISES OR CLASS E USE
GROUND FLOOR LEVEL - APPROX 331 SQ.FT (30 SQ.M)**

Location/ Description

Green Street Green is a suburb situated within the London Borough of Bromley, located south of Orpington, west of Chelsfield and east of Locksbottom. The subject property is positioned in a central position on the High Street (A223) close to the junction with Sevenoaks Road and Farnborough Hill. The general character of the area comprises predominantly commercial premises with residential upper parts and in terms of amenities a Waitrose Supermarket is within walking distance. For public transport Chelsfield Railway Station is 0.9 miles distant and there are bus stops a short walk from the property which service the local area.

The property comprises ground floor office accommodation within a two-storey end of terrace building. Access is via an entrance from the private forecourt and internally the space is currently arranged to provide front and rear office/meeting room with kitchenette and WC. The property is fitted to a good standard throughout and features include air conditioning, office cabinetry/furniture, electrical wall heaters, perimeter trunking and vinyl flooring throughout.

Pay and display parking is available at the roadside.



Accommodation

(with approximate floor areas)

<u>Floor</u>	<u>Sq.Ft</u>	<u>Sq.m</u>
Ground Floor:	331	30.8
Total Area (NIA):	331 sq ft	30.8 sq m
WC		
Forecourt Parking (1 Space)		

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of 5 (Five) years at a commencing rent of **£15,000 (Fifteen Thousand Pounds) per annum exclusive** payable quarterly in advance. The lease is to be granted outside of the security provisions of the Landlord & Tenant Act 1954 (as amended). VAT is applicable.

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) that the rates payable are £2,944.10 (2024/25 assessment). Prospective tenants may be able to obtain 100% relief from the payment of Business Rates under the current small business rate relief incentive and should contact The London Borough of Bromley Business Rates Department for further information.

VAT

The property is **electd** for VAT which will be payable upon the rent. All figures are quoted on an exclusive basis.

Legal Costs

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

Permitted Use

The property has most recently been occupied as an Accountants Office 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, day nursery, gymnasium/indoor recreation. All of the above uses are subject to Landlord's approval.

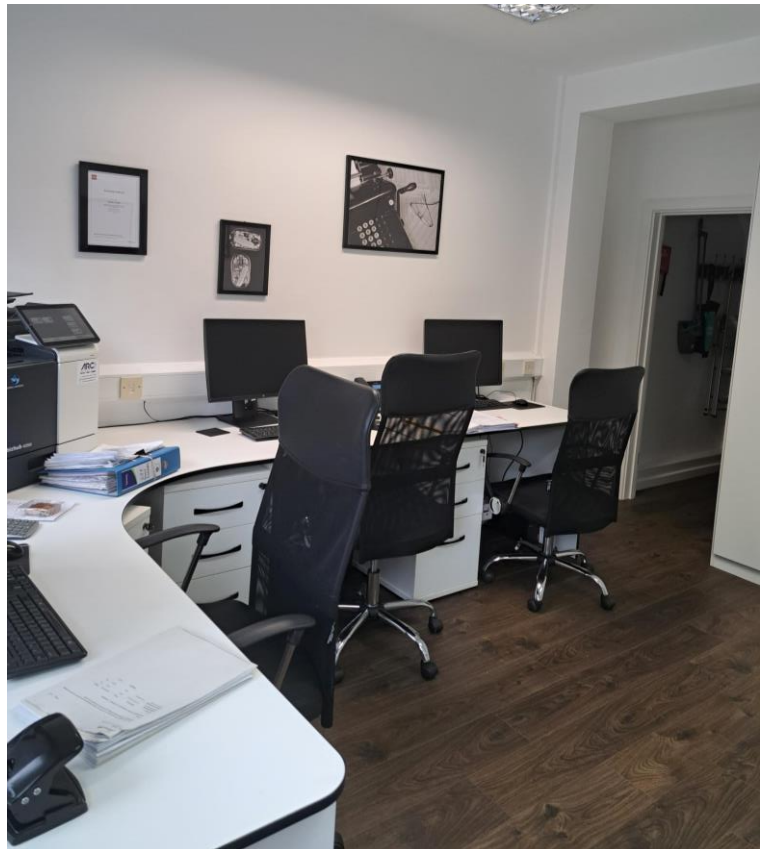
Commercial Energy Performance Certificate

Kings Accounting Ltd
41 High Street
Green Street Green
ORPINGTON
BR6 6BG

Energy rating

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Internal Photo



Viewings

Available by appointment via sole agents Linays Commercial

Contact: Adrian Tutchings

Email: commercialproperty@linays.co.uk