

ORPINGTON

17 & 17A CARLTON PARADE

BR6 0JB

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – RETAIL/CLASS E USE PREMISES & 3 BEDROOM RESIDENTIAL FLAT
REFURBISHED UPPER PARTS – PROMINENT MAIN ROAD POSITION**

Location

Orpington is a popular 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. The premises are situated in a prominent position within an established parade at the junction of Orpington High Street and Cray Avenue (A224).

Description

The property comprises a mid-terrace three storey building providing ground floor commercial premises and self-contained three bedroom maisonette at upper parts. Internally, the ground floor is arranged to provide front sales/retail space (currently partitioned) with rear store/garage, kitchenette and WC.

The rear of the property can be accessed internally or via a service road off of St Andrews Drive.

The upper parts have recently undergone full refurbishment to include new UPVC windows and doors, gas central heating, electrics, lighting, fitted kitchen and bathroom.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor:

Internal Width:	17'3"	5.3m
Sales Depth:	29'8"	9.1m
Sales Area:	500 sq.ft	46.4 sq.m
Ancillary:	426 sq.ft	39.5 sq.m

WC

Rear Store:

Floor Area:	222 sq.ft	53sq.m
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Total Floor Area (Net): 1,148 sq.ft 106 sq.m

Upper Parts:

First Floor: Entrance lobby, kitchen, dining room and living room.

Second Floor: Three bedrooms, bathroom and WC.

Floor Area:	1,208sq.ft	112.sq.m
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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

Terms

The entire 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 **£31,500 (Thirty One Thousand Five Hundred Pounds)** per annum exclusive. The lease is to be held within the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,988.00 per annum. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief incentive and should contact the London Borough of Bromley Business Rates Department.
Council Tax Band: C

VAT

We have been advised by our clients that VAT will **not** be payable upon the rental amount.

Legal Costs

The ingoing Tenant is to be responsible for a contribution towards our client's legal fees incurred in respect of this transaction.

Commercial Energy Performance Cert

17 CARLTON PARADE
ORPINGTON
BR6 0JB

Energy rating

C

Valid until
3 June 2031

Certificate number
2190-3286-9090-8201-9201

Planning

We understand the ground floor commercial premises fall under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which 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, day centre, gymnasium/indoor recreation. **The above uses are all subject to Landlord's consent.** Consent will be required for any alterations (e.g. ventilation & extraction).

Viewings

Available by prior appointment via Linays Commercial



Contact:
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