

# ORPINGTON

307 HIGH STREET

BR6 0NN

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – GROUND FLOOR RETAIL/CLASS E USE PREMISES– 1245FT<sup>2</sup>/115M<sup>2</sup>**



## Location & Description

Orpington is a suburb located within the London Borough of Bromley approx. 15 miles south of Central London. The town is positioned on the A224 with direct links to the M25 (J4) and A20/M20 within a 10-minute drive making it a popular location for businesses. Orpington Railway Station is within 0.7 miles of the property, providing direct train services to London Victoria & Sevenoaks. The subject property is situated within the heart of the Town Centre, occupying a prominent position close to the junction with Station Road and Spur Road. Surrounding occupiers include Tesco, McDonalds, Demelza and Anytime Fitness.

The premises are set out at ground floor level and arranged internally to provide open plan sales area with partitioned storage, kitchenette and WC. Externally two parking spaces are to be allocated within a rear car park. The property is fitted out to a good standard throughout with features including fully glazed shopfront, suspended ceilings and floor coverings.

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	Accommodation																	
<p>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 <b>£32,000 (Thirty-Two Thousand Pounds)</b> per annum exclusive, payable quarterly in advance.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Sq.Ft</th> <th style="width: 20%; text-align: center;">Sq.m</th> </tr> </thead> <tbody> <tr> <td>Sales Area:</td> <td style="text-align: center;">1135</td> <td style="text-align: center;">105</td> </tr> <tr> <td>Ancillary:</td> <td style="text-align: center;">110</td> <td style="text-align: center;">10.2</td> </tr> <tr> <td>WC:</td> <td></td> <td></td> </tr> <tr> <td><b>Total Net Internal Area:</b></td> <td style="text-align: center;"><b>1,245 sq ft</b></td> <td style="text-align: center;"><b>115 sq m</b></td> </tr> </tbody> </table>				Sq.Ft	Sq.m	Sales Area:	1135	105	Ancillary:	110	10.2	WC:			<b>Total Net Internal Area:</b>	<b>1,245 sq ft</b>	<b>115 sq m</b>
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Rating Assessment	<p>Parking Spaces (Three).</p>																	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,102.75 (2024/25 assessment).</p>																		
VAT	Commercial Energy Performance Certificate																	
<p>We have been advised by our clients that VAT <b>will</b> be payable upon rental amounts under current legislation.</p>																		
Service Charge																		
<p>A service charge is applicable towards the cost of management, maintenance and repairs. Approx cost £4,000 pa.</p>	Viewings																	
	<p>Available by prior appointment with Linays Commercial Ltd.</p>																	
	<p><b>Contact:</b> Mandeep Cheema</p>	<p><b>Email:</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>																