

ORPINGTON

28 CHISLEHURST ROAD

BR6 0DG

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – GROUND & FIRST FLOOR ‘CLASS E’ PREMISES – 1,600 FT² (148.65 M²)

Location

Orpington is a popular town situated 16 miles south of central London and 5 miles from Bromley, lying adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway. Orpington Rail Station provides regular services to various London Mainline stations.

The property faces Chislehurst Road, lying at the northern end of Orpington High Street within the one-way section, close to the junction with Goodmead Road.



Description

The subject property comprises a mid-terrace two-storey building with glazed shop frontage, set out beneath a pitched roof.

At ground floor level, the premises provide principally open plan office/sales space plus kitchen, Staff WC and rear yard area. The first floor provides three ancillary offices/meeting rooms plus further WC facilities.

Features include gas central heating, fitted kitchen and carpet floor coverings. The premises are considered suitable for a wide range of users, including retailers, offices and clinic/medical users.

Accommodation

(with approximate dimensions and net internal areas)

Ground Floor:	1,210 sq ft	(112.41 sq m)
First Floor:	390 sq ft	(36.23 sq m)
Rear Yard:	203 sq ft	(18.85 sq m)
Total Net Internal Area:	1,600 sq ft	(148.65 sq m)

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 **£21,000 per annum exclusive**. The lease is to be granted outside the security provisions of the Landlord and Tenant Act 1954.

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 premises are £3,942. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley.

VAT

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

Legal Costs

The ingoing Tenant is to provide a £1,000 (exclusive) contribution towards the Landlord's legal fees, to be refunded upon legal completion of the lease.

Energy Performance Certificate

Energy performance certificate (EPC)

28 Chislehurst Road
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BR6 0DG

Energy rating

C

Valid until: 11 December 2031

Certificate number: 0111-9239-9002-0802-2092

Property type

B1 Offices and Workshop businesses

Total floor area

165 square metres

Rules on letting this property

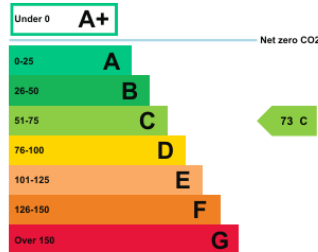
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Viewings

Available by prior appointment with Linays Commercial Limited.

Contact:
Toby Allitt
Mandeep Cheema

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