

ORPINGTON

203 HIGH STREET

BR6 0PF

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

Location

The property is situated in a prominent position within the High Street in an established and central parade which includes WHSmith/Post Office, Holland & Barrett, Santander, HT Pawnbrokers, Greggs and Boots. The Walnuts Shopping Centre is situated a short distance to the north and includes a Premier Inn Hotel, an Odeon multi-screen cinema and a number of other retailers.



Description

The property comprises a mid terrace ground floor lock-up shop unit arranged internally to provide front sales area, partitioned staff room and kitchenette to the rear plus WC.

The unit has the benefit of a full height glass shop front, security shutters, suspended ceilings and category II lighting (all untested) and is considered suitable for a range of uses within Class E. However, our clients will not consider usage which would require external extraction equipment or take-away food uses. The property is landlocked at the rear and the only means of entrance/exit is via the front door.

Accommodation

(with approximate dimensions and floor areas)


Internal Width:	14'7"	4.5m
Sales Depth:	41'9"	12.8m
Built Depth:	64'6"	19.7m
Sales Area:	833sq ft	77.4sq m
Storage/Staff Area:	86sq.ft	8sq.m
WC		

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 **£25,000 (Twenty Five Thousand Pounds) per annum exclusive**. Rents are to be paid quarterly in advance and a rental deposit is to be held throughout the term.

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	Commercial Energy Performance Certificate					
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,732.50 (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority directly.</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="699 306 1289 569"> <p>203 High Street ORPINGTON BR6 0PF</p> </div> <div data-bbox="1289 327 1487 548" style="border: 1px solid black; padding: 5px;"> <p>Energy rating</p> <h1 style="font-size: 2em; margin: 0;">D</h1> </div> </div>					
Legal Costs	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Valid until</td> <td style="width: 50%; text-align: center;">Certificate number</td> </tr> <tr> <td style="text-align: center;">14 June 2025</td> <td style="text-align: center;">0390-0466-6130-8200-6503</td> </tr> </table>		Valid until	Certificate number	14 June 2025	0390-0466-6130-8200-6503
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<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>						
VAT	Service Charge					
<p>We have been advised by our clients that the property is not elected for VAT.</p>	<p>A service charge is levied to cover the cost of the repair, maintenance, decoration of the common parts and structure and related management costs.</p> <p>Y/E 2025 Estimate: £3,600 per annum exclusive.</p>					
Planning	Viewings					
<p>We understand the property is in Class E of the Town & Country Planning Use Classes Order as of 1st September 2020, allowing the premises to be occupied for the purposes of a shop, financial/professional services, café/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. <u>Our clients will not consider any uses which will require external extraction or ventilation equipment or any food take-away uses.</u></p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1493 1175 1667" style="text-align: center; margin: 10px 0;">  <p style="font-size: 0.8em; margin: 0;">26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR6 1NA Fax: 01689 831416</p> <p style="font-weight: bold; font-size: 1.2em; margin: 0;">01689 875 511</p> </div> <p>Contact: Adrian Tutchings commercialproperty@linays.co.uk</p>					
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