

To Let

High Street, Orpington BR6 0JF



£1,000 PER MONTH

COMMERCIAL

- ✓ Double Fronted Shop Unit with 57 sqm
- ✓ Car Parking spaces available
- ✓ New 5 Year Lease available
- ✓ Separate kitchenette and toilet area
- ✓ Boiler room and further storage area
- ✓ Central heating
- ✓ Air conditioning
- ✓ AVAILABLE NOW



Description

A great opportunity to occupy a double fronted shop on the corner of Orpington's busy one way system at the start of the High Street and next to Priory Gardens. The unit also benefits from an opportunity to rent additional parking and should qualify for small business rate relief subject to personal circumstances. There is currently 2 years remaining on an existing lease that can be transferred, or a new 5 year lease can be negotiated.

Location

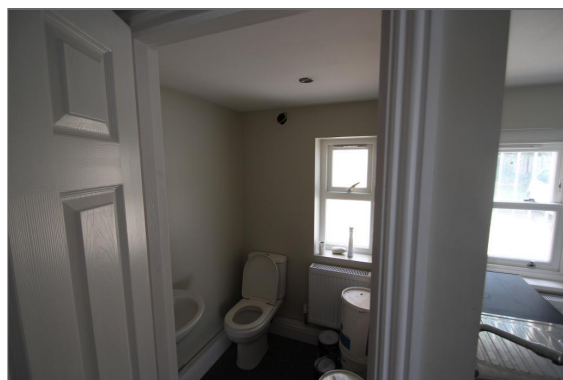
Orpington is in the London Borough of Bromley, located in the heart of the South East commuter belt. Situated on the one way system leading directly to the central location on Orpington High Street, the property is adjacent to Priory Gardens. There are a range of local independent retailers with national multiples in the local vicinity.

Ground Floor

Main Office - 32' 5" x 12' 9" (9.9m x 3.9m) Two double windows to front with central heating radiators at either end and air conditioning unit centrally. Door leading to kitchen/toilet. Door leading to boiler room.

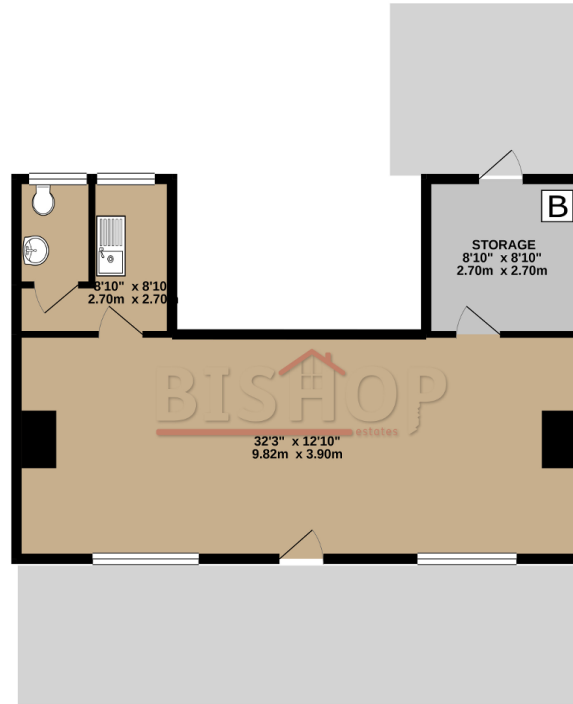
Kitchen/Toilet - 8' 10" x 8' 10" (2.7m x 2.7m) Kitchenette with base unit and sink and window to rear with separate toilet and hand basin with window to rear

Boiler Room - 8' 10" x 8' 10" (2.7m x 2.7m) Door to rear outside storage area. Central heating boiler located to rear of room



Floorplans

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 1/2021

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	51 E
21-38	F		
1-20	G		

Additional Information

Rent is per annum exclusive of rates, service charges, landlord's insurance and VAT (if applicable)

Use Class: Class E

Suitable for

E(a) Display or retail sale of goods, other than hot food

E(c) Provision of:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality

E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.