

To Let

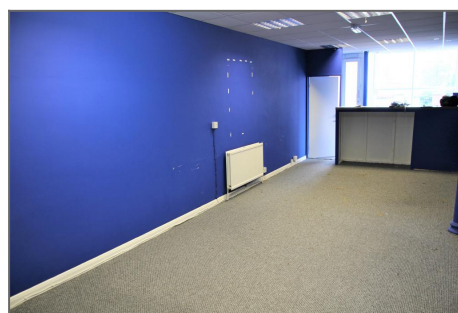
High Street, Orpington BR6 0JF



**£835 PER MONTH**

**COMMERCIAL**

- ✓ Single Shop Unit 49 sqm
- ✓ Car parking available
- ✓ New 5 Year Lease available
- ✓ AVAILABLE NOW



## Description

A great opportunity to lease a single unit shop occupying a corner position on Orpington's busy one way system at the start of the High Street and close to Priory Gardens. The unit should qualify for small business rate relief subject to personal circumstances. New 5 year lease available.

## 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.

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	70   C
55-68	D		
39-54	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 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.