

# ORPINGTON

ARGOSY HOUSE, 161A -163B HIGH STREET  
BR6 0LW

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – 1<sup>st</sup> & 2<sup>nd</sup> FLOOR GYMNASIUM OR OFFICES (SUBJECT TO PLANNING)  
APPROX 2930 SQ.FT (272.2M<sup>2</sup>) WITH PRIVATE CAR PARKING**

## Location/ Description

Orpington is 16 miles to the South of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and with regular rail services to various London Mainline stations from Orpington BR station. The Town Centre is currently undergoing extensive regeneration including a new Odeon cinema, Premier Inn Hotel, shops, restaurants and remodeling of the public square.

The property is situated in the central section of the High Street close to many multiple retail organisations including Iceland Frozen Foods, Lloyds Bank, Mothercare and Edinburgh Woollen Mill.

Comprises the first and second floors of a self-contained Town Centre retail and office building with the benefit of private car parking to the rear. The property is approached via a private entrance from the High Street.

There are four parking spaces to be allocated plus cloakroom/ WCs and kitchenette facilities on the first and second floors. The most recent use has been as a gymnasium.



## Accommodation

(with approximate dimensions and floor areas)

First floor:	1,465 sq.ft	(136.10m <sup>2</sup> )
Second floor:	1,465 sq.ft	(136.10m <sup>2</sup> )
<b>Total floor area</b>	<b>2,930 sq.ft</b>	<b>(272.2m<sup>2</sup>)</b>

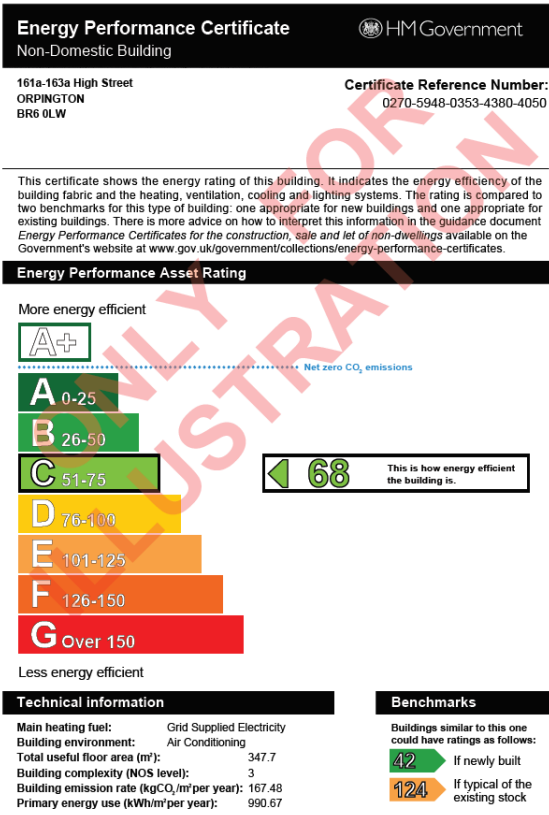
## Terms

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 per annum exclusive**.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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/Lesseees 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/Lesseees 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 £7,455.00 (2016/17 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	 <p><b>Energy Performance Certificate</b> Non-Domestic Building</p> <p>161a-163a High Street ORPINGTON BR6 0LW</p> <p><b>Certificate Reference Number:</b> 0270-5948-0353-4380-4050</p> <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at <a href="http://www.gov.uk/government/collections/energy-performance-certificates">www.gov.uk/government/collections/energy-performance-certificates</a>.</p> <p><b>Energy Performance Asset Rating</b></p> <p>More energy efficient</p> <p><b>A+</b> 0-25</p> <p><b>A</b> 0-25</p> <p><b>B</b> 26-50</p> <p><b>C</b> 51-75</p> <p><b>D</b> 76-100</p> <p><b>E</b> 101-125</p> <p><b>F</b> 126-150</p> <p><b>G</b> Over 150</p> <p>Less energy efficient</p> <p><b>Technical information</b></p> <p>Main heating fuel: Grid Supplied Electricity Building environment: Air Conditioning Total useful floor area (m<sup>2</sup>): 347.7 Building complexity (NOS level): 3 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 167.48 Primary energy use (kWh/m<sup>2</sup> per year): 990.67</p> <p><b>Benchmarks</b></p> <p>Buildings similar to this one could have ratings as follows:</p> <p><b>42</b> If newly built</p> <p><b>124</b> If typical of the existing stock</p> <p>Net zero CO<sub>2</sub> emissions</p> <p><b>68</b> This is how energy efficient the building is.</p>
VAT	
<p>We have been advised by our clients that VAT <b>will</b> be payable upon the rental amount under current legislation.</p>	
Legal Costs	
<p>Each party is to be responsible for the payment of their own legal and professional fees.</p>	
Planning	Service Charge
<p>We are advised that planning consent was granted under application number 10/01425/FULL2 for change of use from office to health and fitness (class D2).</p> <p>Our clients will consider alternative uses such as offices or other leisure uses subject to the grant of any planning approval required.</p> <p>We must further advise that our clients are planning some external works to the property and full details are awaited.</p>	<p>A service charge is levied to cover the cost of repairs, decoration, maintenance and management of the car park. £100 per quarter per floor plus VAT.</p>
	<p><b>Viewings</b></p> <p>Available by prior appointment via Linays Commercial Limited.</p> <p><b>Contact:</b> Adrian Tutchings Toby Allitt</p> <p><b>Email:</b> <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a> <a href="mailto:property@linays.co.uk">property@linays.co.uk</a></p>