

CLASS E OPPORTUNITY

ORPINGTON

189-193 HIGH STREET

Subject to Vacant Possession**Description**

Nestled in the London Borough of Bromley, **Orpington** is a vibrant suburban town offering the perfect blend of countryside charm and city convenience. Just 15 miles southeast of Central London, Orpington boasts excellent transport links, green spaces, a strong community spirit and a rich historical heritage.

The subject property occupies a prominent location on the High Street nearby to the entrance of Walnuts Shopping Centre. Notable retailers nearby include **Greggs, Boots, Superdrug, Costa Coffee, Nationwide** and **IRO Sushi**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground and first floors, comprising the following approximate areas:

Ground Floor	7,706 sq. ft. (715.91 sq. m)
First Floor	2,637 sq. ft. (244.98 sq. m)
TOTAL	10,343 sq. ft. (960.89 sq. m)

Lease

A new effective full repairing and insuring lease is available for a term to be agreed, subject to 5 yearly upward only rent reviews. Subject to vacant possession.

Rent

Upon application.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£71,500
UBR (25/26)	0.555p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 71. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract

