

PROMINENT CLASS E
FREEHOLD FOR SALE

ORPINGTON

235 HIGH STREET

Description

Orpington is a suburban town in south-east London, located within the London Borough of Bromley in London, approximately 13 miles (21.6 km) southeast of central London. It sits near the historic border of Kent and forms part of the outer London metropolitan area.

Retail in Orpington is mainly concentrated around the High Street and several nearby shopping centres, providing a mix of national chain stores, independent shops, and leisure facilities. The town’s main retail hub is the Walnuts Shopping Centre, which forms the centre of the High Street shopping area and includes a range of retail stores, restaurants, and leisure facilities such as a cinema and gym. This centre has been ear-marked for redevelopment.

The subject property is located on the southern side of the High Street with a return frontage to Homefield Rise. Nearby retailers include **Subway, HSBC, Santander, Greggs, Loungers TG Jones and Boots.**

Accommodation

The former NatWest premises are arranged as a ground floor banking hall with first and second floors providing the following approximate areas:

Ground Floor Sales	4,180 sq. ft.	(388.34 sq. m)
Ground Floor Ancillary	128 sq. ft.	(11.89 sq. m)
Basement Ancillary	436 sq. ft.	(40.51 sq. m)
First Floor Ancillary	2,277 sq. ft.	(211.54 sq. m)
Total	7,021 sq. ft.	(652 sq. m)

The second floor has been sold off on a 125 year long-leasehold dated 16 December 2019. The ground rent is £100 per annum.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£455,000.**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

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

Rateable Value	£66,500
UBR (26/27)	0.43p

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

EPC

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

Legal Costs

Each party to pay their own legal fees 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

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



