



james ashley
commercial
property consultants

154 High Street | Orpington | Kent | BR6 0JR
PRIME LOCK-UP SHOP TO LET

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- ground floor
- 82.68 m² (890 ft²) approx.
- new lease available
- e use class (other uses considered - s.t.p.)
- rent: £30,000 per annum
- opposite walnuts shopping centre entrance

DESCRIPTION

Mid terrace lock-up shop, currently arranged as an open plan front sales area, with a large room to the rear (potential for additional sales), kitchen, storeroom and single WC.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Situated in a prominent position on the High Street, between Broomhill Road and Roberts Mews in the centre of Orpington town centre.

Neighbouring occupiers include; Bet Fred, KFC, YMCA, Smacks Burgers, Robert Dyas, Ryman, St Christophers, Iceland, Iro Sushi, Costa, Nationwide, Admiral Casino, Specsavers, Lloyds Bank and Loungers, together with a good vibrant mix of other independent and local traders.

Orpington mainline railway station is just under one mile away, providing services to London Victoria, London Cannon Street, London Charing Cross, Sevenoaks, Tunbridge Wells and Hastings. There are also buses serving the area located on the High Street.

ACCOMMODATION

Ground Floor	82.68 m ²	890 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring Lease on terms to be agreed.

BUSINESS RATES

The rateable value would have to be re-assessed, as currently includes the upper floors. Contact Bromley Council on 0300 303 8659 to confirm what amount might be payable.

VIEWING

By prior arrangement by contacting the landlords sole letting agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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