



CLASS E UNIT TO LET IN ORPINGTON

**119-121 HIGH STREET, ORPINGTON,
KENT, BR6 0LG**



Location:

The subject property is well located on High Street, Orpington close to the Walnuts Shopping Centre. Orpington Station (Southeastern Railway services) is located a short walk away from the premises.

Nearby multi-national tenants within the immediate vicinity include Scope, Betfred, KFC, Robert Dyas, Iceland, Costa Coffee, Magnet and Rymans amongst many others.

Accommodation:

The unit is arranged over a Ground Floor only and has the following approximate net internal areas:

Ground Floor: 1,671 sq. ft. (155.25 m²)

*** A split of unit will be considered subject to terms.**

The premises benefits from a rear service yard with the potential to demise car-parking spaces to the ingoing tenant.

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£45,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

