

HIGH STREET, ORPINGTON

CGI



PRIME LOCK-UP CLASS E(A)(RETAIL ONLY) UNITS

169 HIGH STREET - 1,578 SQ.FT APPROX.

171 HIGH STREET - 1,128 SQ.FT APPROX.

LEASEHOLD **TO LET**



SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

Situated in a prime position on Orpington High Street. These shops are in a prominent location with neighbours such as SpecSavers and Lloyds Bank. Orpington comes under the London Borough of Bromley, the largest borough by area in Greater London. Bromley town centre is 5 miles distant. Orpington has a population of approximately 12,200 residents and a wider catchment of approximately 90,000. London Borough of Bromley has a population of approximately 335,000. (source Wikipedia)

DESCRIPTION

Modern self contained lock-up shop units with three phase electrical supply and capped off services. Please note the use is restricted to class E(a) (this restricts the use to retail sales).

Practical completion expected in September 2026.

ACCOMMODATION

Approx net internal floor areas:	Sq. Ft	Sq. M
169 High Street	1,578	146.6
171 High Street	1,128	104.8

Please note these units are unable to be combined due to a corridor between them.

		Ft	M
169 High Street	max. internal width	23'11"	7.31
	built depth	59'6"	18.13
171 High Street	max. internal width	23'11"	7.29
	built depth	51'2"	15.6

ENERGY PERFORMANCE CERTIFICATE (EPC)

169 High Street - to be assessed

171 High Street - to be assessed

TERMS

New effective and fully repairing and insuring leases available for terms to be agreed.

RENT

169 High Street - £42,500 pax

171 High Street - £35,000 pax

LEGAL COSTS

Each party to pay their own costs.

RATING

To be assessed.

VAT

VAT will be payable on the rent and service charge.

ANTI MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenant(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

FEATURES

Wide Frontage

Central Location

Secure, Gated Parking

Rear Servicing

Flexible Lease Terms

VIEWING

By prior appointment with the agents:

Salisbury & Co: 01732 463205

Neil Salisbury

neil@salisburyand.co

Annie Salisbury

annie@salisburyand.co

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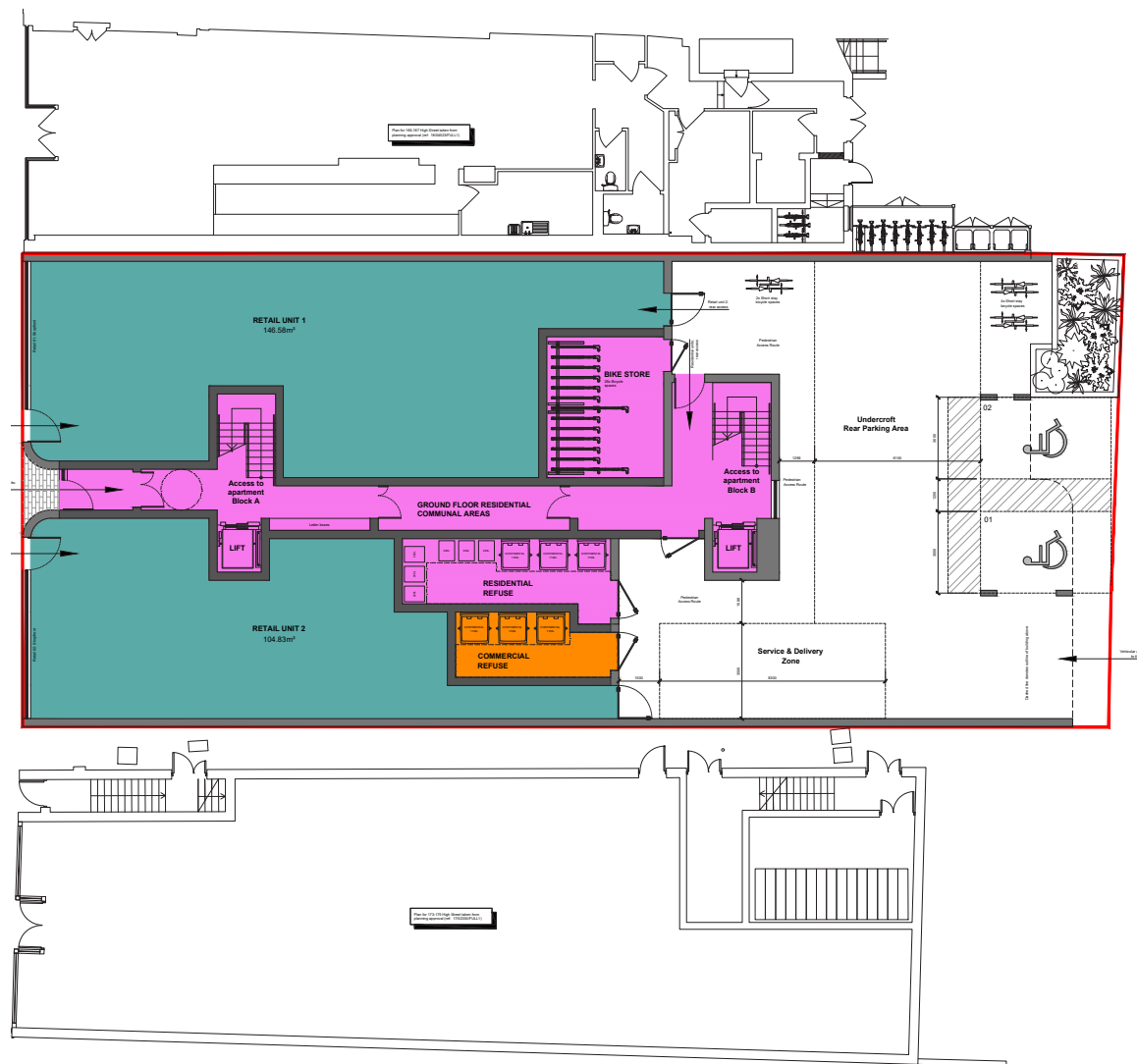
LIME TREE WORK SHOP, 11 LIME TREE WALK,
SEVENOAKS, KENT, TN13 1YH



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H	04/01/2024	External recessed area to entrance reduced.	CS	CS
G	21/07/2023	Cycle store amended to include storage for 26 cycles	CS	CS
F	10/06/2022	2 No parking spaces removed as per planning officer comments	CS	CS
E	10/02/2022	Amendments made as per Planning Officer's comments.	KT	CS
D	03/11/2021	Parking and access amended, service & delivery bay added, columns removed	CS	CS
C	27/05/2021	Planning Issue	CG	CS
B	11/05/2021	Block B lift added. Rear parking revised. Shop fronts revised to reflect elevations.	CG	CS
A	26/04/2021	Information Issue.	CG	CS
/	07/04/2021	Information Issue.	CG	CS
Rev.	Date	Notes	Drawn	Checked

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Client:
Yellow Bridge Partners LLP

Project:
169-171 High Street Orpington
BR6 0LW

Drawing:
Proposed Plans
Ground Floor Plan

Scale	Drawn By	Checked By	Issued For
1:50 @ A1	CG	CS	PLANNING
Drawing No.	Revision		

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