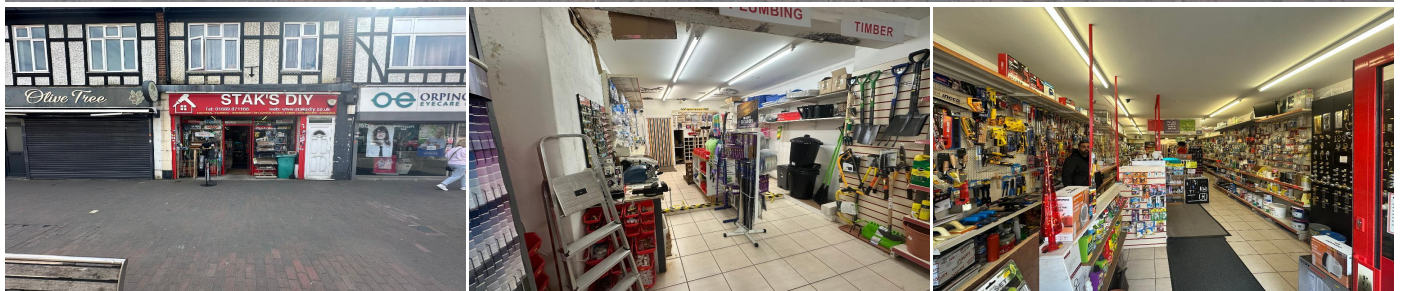


Commercial for Rent - **£2,666 per month**

High Street, Orpington, Kent, BR6 0NW



## KEY FEATURES

- LARGE SELF CONTAINED GROUND FLOOR UNIT • POTENTIAL TO PURCHASE BUSINESS AS A GOING CONCERN •
- PREMIUM LOCATION • 121 SQ M OF SPACE • ALLOCATED PARKING • SECURE REAR ACCESS • ELECTRIC SECURITY SHUTTERS • GLAZED SHOPFRONT • CEPC RATING C



## Description

The premises are set out over ground floor level and comprise a mid-terrace unit arranged internally to provide sales area with rear ancillary, kitchenette and WC. As the internal walls are partitions the space could easily be adapted to an occupier's preferred layout. The property benefits from electric security shutters and glazed shopfront. A fire exit to the rear provides access to external secure yard space with allocated parking

We believe the premises would be suitable for a wide variety of business including retail or professional services with an opportunity to purchase a going concern in Orpington High Street located in a premier position. The business or the unit can be secured separately.

Appointments are strictly via Agent.

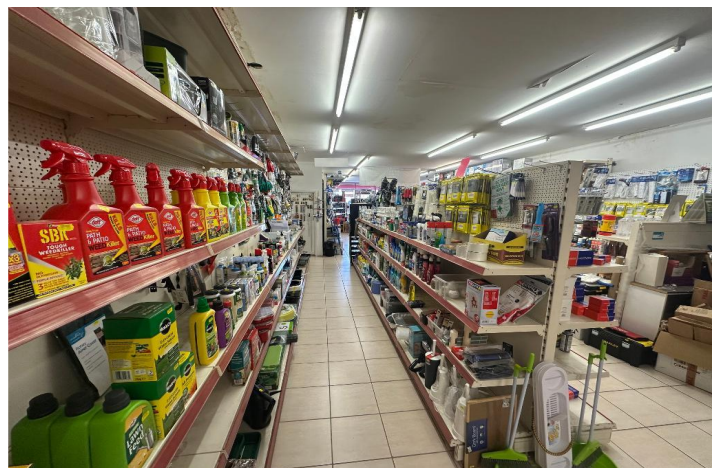
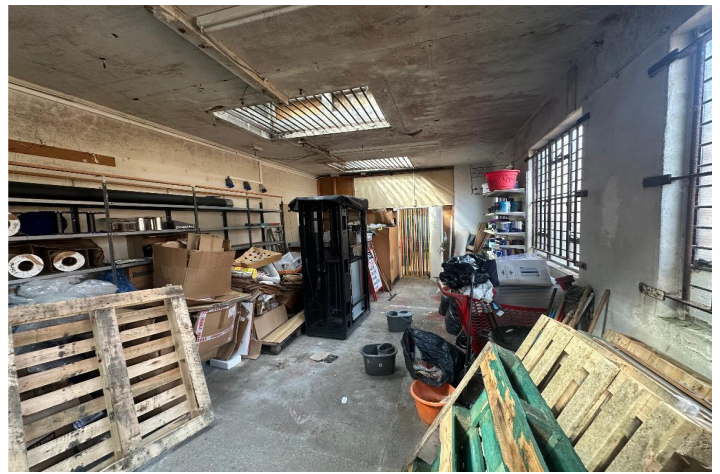
The unit has a large rear area currently not used which would provide an opportunity to expand the current business to include many more products and sales opportunities.

## TERMS

The premises are available to let on the basis of a new lease for a term of years to be agreed at a commencing rent of £32,000 (Thirty two thousand pounds ) per annum exclusive, payable quarterly in advance. Contribution towards insurance and service charges also payable.

## Location

The shop is located in the middle of Orpington High street and at the bottom of Knoll rise giving it a very prominent location. The high street offers a mix of restaurants , convenience stores and larger retail outlets including , Tesco , Boots and WH-Smiths. The high street also benefits from the Walnuts shopping centre and Orpington cinema which attracts visitors both day and night. Parking is available both on the high street on a pay and display or free parking is also available at the Tesco multi story located at the end of the high street and a short walk to the shop



GROUND FLOOR  
1304 sq.ft. (121.1 sq.m.) approx.



GROUND FLOOR RETAIL UNIT

TOTAL FLOOR AREA : 1302sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	45 E
21-38	F		
1-20	G		

Additional Information

(with approximate dimensions and floor areas)  
Internal Width: 4.3 expanding 5.3m  
Sales Depth: 30.6m  
Kitchenette & WC

Secure Rear Yard / Allocated Parking

Terms

6 months rental deposit required

3 months rent in advance

Service charge and insurance contribution applies

The property does attract VAT