



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**The Crofton, 210-212 Orpington High Street,
Kent BR6 0JN**

GROUND FLOOR COMMERCIAL UNIT - 4,886 SQFT

[CLASS-E]

Summary

- **Size:** 454 sqm / 4,886 sqft
- **Use:** Class-E (Commercial, Business & Service Use) likely to appeal as an office or clinic
- **Condition:** Shell with screeded floors, glazing and capped services (water and electric)
- **Floor to Ceiling Height:** 4,175 mm
- **Location:** On Orpington High Street, opposite Walnuts Shopping Centre
- **For Sale:** £1,350,000 (£276 psf) - 999-year lease (virtual freehold)
- **To Let:** £122,150 per annum (£25psf) exclusive (new FRI lease)

Description

This brand new commercial unit forms part of a high quality, residential-led development comprising **40-apartments**, delivered by **Life Less Ordinary (L-L-O)**.

Subject property is on the **ground floor** and is positioned directly on the **High Street**, opposite the popular **Walnuts Shopping Centre**.

The space is presented in **shell condition**, with **doors and glazing installed** along with **capped services (water and electric)**.

With the benefit of **Class-E Use**, property offers a **range of occupiers the chance to create their own business**. This could include **supermarkets, retailers, gyms and medical users**.

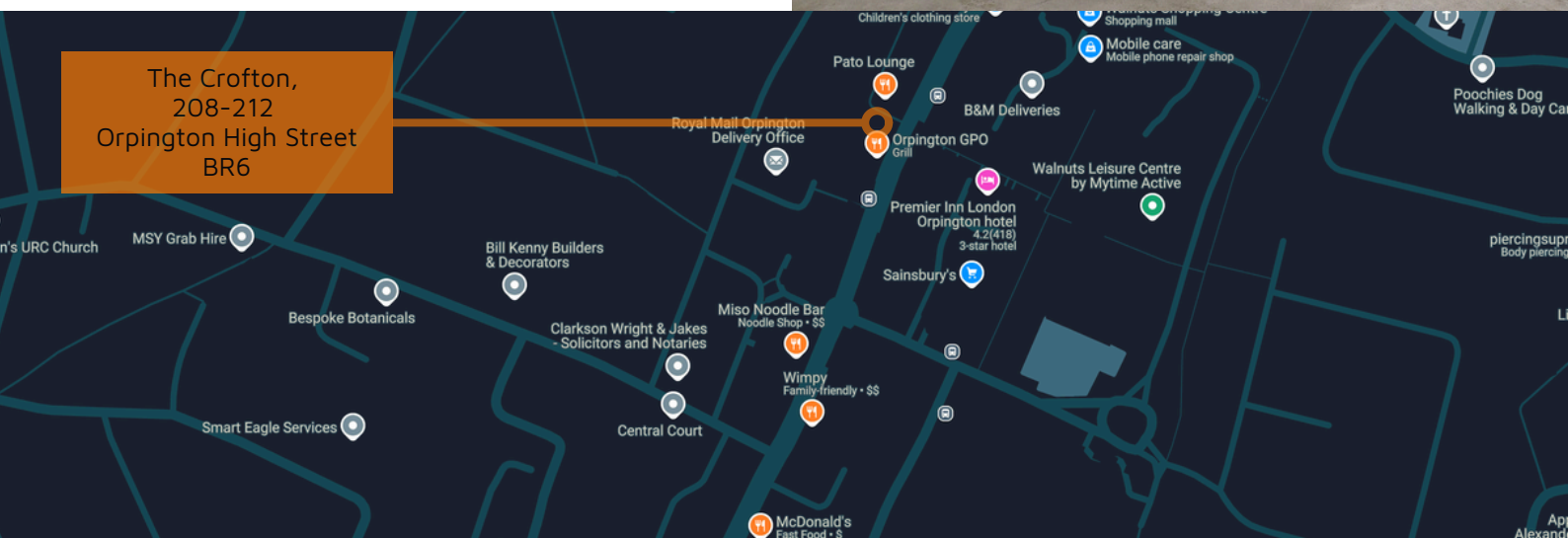


Location

The unit is prominently located along **Orpington High Street** within the **London Borough of Bromley**.

Excellent commercial location amongst vibrant mix of occupiers including **McDonald's, Pato Lounge, Anytime Fitness** and directly opposite **Walnuts Shopping Centre**.

The property is just **15-minutes walk away** from **Orpington train station**, benefitting from direct services (National Rail) into **London Bridge** (15-mins), **Waterloo East** (21-mins) & **London Charing Cross** (25-mins).



VAT

The property is elected for VAT and therefore VAT will be charged on the sale price and the rent.

Business Rates

The property is yet to be rated by the VOA. Interested parties are to make their own enquiries with Bromley Council for estimated figures.

Service Charge & Floor Plans

Further information is available upon request.

Terms

- For Sale - £1,350,000 (£276 psf) - 999-year lease (virtual freehold)
- To Let - £122,150 per annum (£25 psf) exclusive (new FRI lease)



CONTACT US



-  Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP
-  +44 (0) 207 125 0377
-  info@henshallandpartners.co.uk
-  www.henshallandpartners.co.uk
-  [@henshallandpartners](https://www.instagram.com/henshallandpartners)

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP..