



# HENSHALL & PARTNERS

REAL ESTATE ADVISORS



## The Crofton, 208-212 Orpington High Street | BR6

**GROUND FLOOR COMMERCIAL | CLASS-E | 5,521 SQFT  
(FOR SALE)**

# Summary

- **Brand-new commercial units** benefitting from flexible **Class-E use**
- **2 x ground floor units** available in **shell and core condition**
- Prominently positioned on **Orpington High Street** in the **London Borough of Bromley**
- Properties will interest a **wide range of occupiers and investors** given their **flexible use**, including **coffee shops, restaurants, retail, healthcare** or as **offices/co-working space**
- Both units are **available for sale, rental offers may be considered** subject to terms

# Description

Two fantastic **commercial units** available on **Orpington High Street**, within a **luxury scheme (The Crofton)** by **Life Less Ordinary**, comprising **40 x apartments** above.

The accommodation is laid out over the **ground floor** and **split into 2 x units (210-212 - 4,886sqft & 208A - 635sqft)**.

Available in **shell and core condition**, with **capped services (water and electric)**. Units to be offered with **screeded floors and glazing installed**.

Properties also boast **attractive floor to ceiling heights (4175mm for the larger & 3000mm for the smaller unit)**.

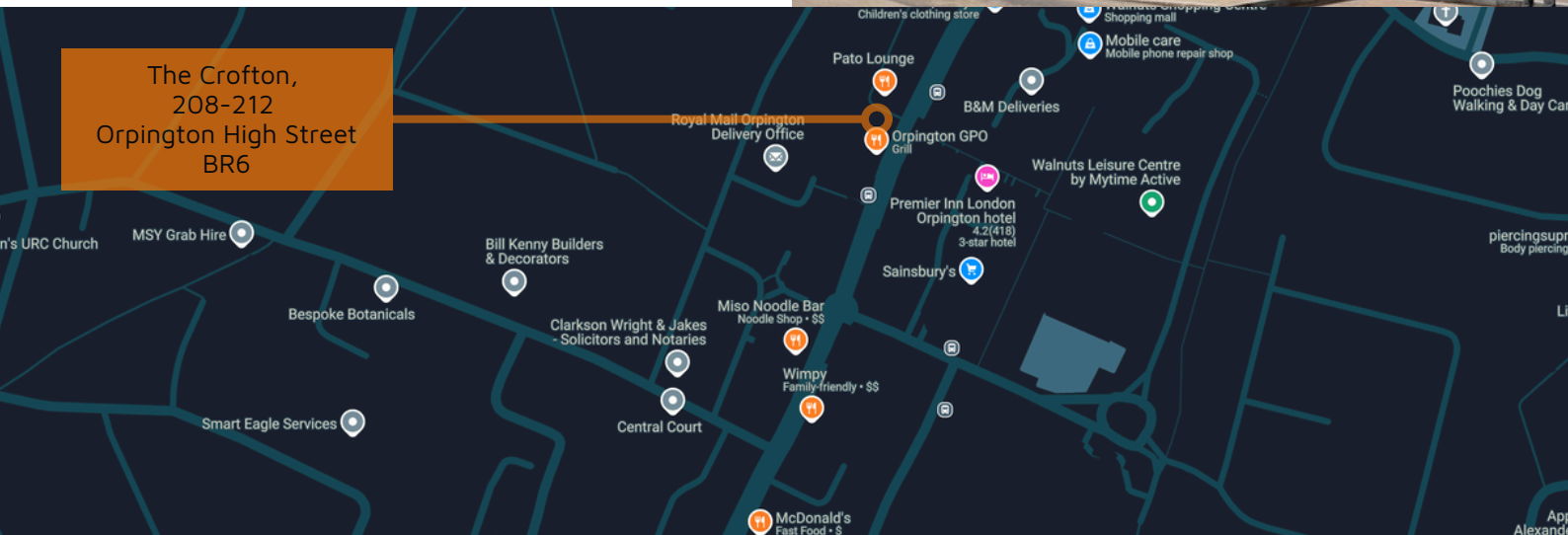
# Location

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)**.

Connectivity by road is also excellent, with numerous **bus routes** passing through the **High Street**.





# 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

- 210-212 (4,886sqft) - For Sale £1,350,000 (£276psf) for a 999-year lease or To Rent £115,000pax (£23.50psf) for new FRI lease
- 208A (635sqft) - For Sale £185,000 (£291psf) for a 999-year lease or To Rent £17,250pax (£27psf) for 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](mailto:info@henshallandpartners.co.uk)
-  [www.henshallandpartners.co.uk](http://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..