



### Ephesus, 243 High Street, Orpington, Kent, BR6 0NY

#### Location

Orpington benefits from a large residential catchment and is located within the South East London Borough of Bromley. National Rail services from Orpington Station to London Bridge take 16 minutes and the town is 3 miles from the M25. There are number of leisure operators located on this popular high street including Pizza Express, Loungers and JD Wetherspoon's to name but a few. For a greater understanding of the area, please review the following link: [Google Street View](#)

#### Description

The ground floor has been fully refurbished to a high standard which includes a fully fitted kitchen, toilets and storage area. With approximately 75 covers. The upper parts are in need of modernisation but could provide a 3 bedroom flat to generate additional income (subject to obtaining necessary consents. We understand the gross approximate areas to be as follows:

Ground Floor	176 sq m	1,894 sq ft
First Floor	199 sq m	2,142 sq ft
Total	375 sq m	4,036 sq ft

#### Tenure

The lease has approximately 10 years unexpired and is subject to five yearly upward only rent reviews, inside the Landlord & Tenant Act at a passing rent of £37,000 pax..

#### Premium

Substantial premium offers are invited for the benefit of the leasehold interest, license and fixtures and fittings in situ.

#### Planning

We are verbally informed the unit benefits from A3 planning.

#### Licensing

We understand that the premises has a full on-licence.

#### Further Details

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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