

ORPINGTON

6 MARION CRESCENT, ST MARY CRAY

BR5 2DD

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**LEASE AVAILABLE – GROUND FLOOR RETAIL UNIT
WITH FORECOURT PARKING AND DETACHED REAR STORAGE BUILDING**

Location/ Description

Orpington is a residential area located some 16 miles to the south of Central London and 5 miles from Bromley. The town is adjacent to the A224 and junction 4 of the M25 motorway.

The property is located on Marion Crescent close to the junction with Poverest Road within an established local parade with surrounding occupiers including a range of retail and catering outlets.

Comprises an end of terrace lock up shop unit with front forecourt. The unit is arranged to provide front sales area and office space, kitchen and WC.

The premises benefit from a part glazed shopfront, electric security shutters, rear offices and rear detached garage/store approached from a shared side road way leading to the rear of the property.



Accommodation

(With approximate dimensions and floor areas)

Gross Frontage:	22'	6.8m
Internal Width:	18'7"	5.7m
Sales Depth:	27'	8.4m
Sales Area:	479sq.ft	44sq.m
Detached Store:	249sq.ft	23sq.m

Terms

Available by way of lease assignment. The premises are held upon an existing full repairing and insuring lease expiring on 19th December 2022 at a rental of **£12,000 per annum exclusive**, paid quarterly in advance. The lease is granted outside the security provisions of the Landlord and Tenant Act 1954 (as amended). A rental deposit will be applicable. A copy of the lease is available on request.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Features (all untested)

- Air conditioning.
- Front forecourt
- Kitchen and storage space
- Electric front security shutter
- Detached store at rear

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3640.40 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental under current legislation.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



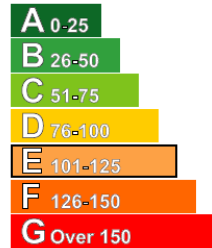
6 Marion Crescent
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Certificate Reference Number:
9219-3074-0465-0400-9801

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

120 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Air Conditioning
 Total useful floor area (m²): 76
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 145.88
 Primary energy use (kWh/m² per year): 858.15

Benchmarks

Buildings similar to this one could have ratings as follows:
 24 If newly built
 71 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.

Contact: Mandeep Cheema Email: mc@linays.co.uk