

ORPINGTON

44 THE WALNUTS

BR6 0TW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET – GROUND FLOOR LOCK UP SHOP UNIT – USE CLASS E
SITUATED AT THE ENTRANCE TO WALNUTS SHOPPING CENTRE**

Location

Orpington is a prosperous town 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London Mainline stations

The property is situated in a prime central location within a pedestrianized shopping area leading from the High Street to Walnuts Square. Occupiers in the same parade include Lloyds Bank, Nando's and The Odeon Cinema Multi Screen Complex and Premier Inn Hotel.

Description

The premises comprise a ground floor lock up shop unit currently arranged to provide open plan sales area with rear WC facilities.

The units have glazed shop fronts, lighting, power points and security shutters (all untested).

We consider the premises suitable for a range of occupiers and we understand that such fall under use class 'E'.



Accommodation

(with approximate dimensions and floor areas)

Internal Width: 12'10" (3.90m)
Sales Depth: 35'04" (10.76m)
Sales Area Approx: 411 sq.ft (38.20 m²)
Cloakroom/ WC

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£20,000 (Twenty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,930 (2020/21 assessment).

Prospective tenants may be able to obtain relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bromley Business Rates Department for further information.

VAT

We have been advised by our client that VAT **will not** be payable upon the rental amounts under current legislation.

Legal Costs

Each party to pay their own legal and professional fees.

Commercial Energy Performance Certificate

UNIT 1 44 The Walnuts ORPINGTON BR6 0TW	Energy rating 
Valid until 19 November 2027	Certificate number 9961-3059-0232-0391-7605

[Print this certificate](#)

Property type A1/A2 Retail and Financial/Professional services

Total floor area 55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Toby Allitt

ta@linays.co.uk