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AVAILABLE TO LET 5330 SQ.FT/495 SQ.M

ORPINGTON BR5 3QB

FORMER ARCO PREMISES, CRAY AVENUE

**PROMINENT ROADSIDE TRADE COUNTER/SHOWROOM UNIT,
CLASS E PLANNING USE, 11 ALLOCATED PARKING SPACES
WOULD SUIT A WIDE VARIETY OF OCCUPIERS INCLUDING
RETAIL, LEISURE & OFFICES.**

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.



LOCATION

Orpington is situated within the London Borough of Bromley approximately 15 miles south east of Central London, 5 miles south east of Bromley and 10 miles east of Croydon. The town is located in the heart of the south east commuter belt and is one of the principal suburbs of the London Borough of Bromley. St Mary Cray railway station is a short walk away where there are regular trains to London.

The property is situated on Cray Avenue, a major thoroughfare offering direct access to the M20, M25 and South London (A20) with excellent levels of passing traffic. The property occupies a prominent position within an established area for trade, retail and distribution. Surrounding occupiers include Access Self Storage, Honda, Marks & Spencer, Boots, Costa, Pret a Manger, Nandos and Nike.

DESCRIPTION

The subject property comprises an end of terrace unit of steel portal frame construction with metal cladding set out over ground floor level. Access to the property is either via electrically operated doors or a separate entrance leading to the ground floor warehouse/store allowing for loading from the front forecourt.

Internally the unit is rectangular in shape and currently arranged to provide a retail/trade counter area with customer WC facilities. To the left hand side is a storage area but this could be converted to a variety of uses. Externally the unit comes with the benefit of a dedicated car park to the front of the building with 11 spaces. The property has both a gas and electric supply and has an eaves height of 5.7 meters.

EPC

Energy Rating – Awaited.

ACCOMODATION

The property comprises the following approximate floor areas:

Floor Area	Sq.Ft	Sq.M
Ground Floor	5330	495

VAT

The property is elected for VAT.

TERMS

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£80,000 (Eighty Thousand Pounds)** per annum exclusive.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £24,689.02 (2021/2022 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority. There is currently a rates holiday for qualifying retail uses until June 2021. Interested parties should carry out their own investigations.

VIEWINGS

Available by prior appointment via sole letting agents, Linays Commercial.

Contact:

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