

ORPINGTON

17 CARLTON PARADE

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LINAYS

COMMERCIAL

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**SHORT TERM LEASE AVAILABLE – RETAIL PREMISES WITH REAR STORE
APPROX 1,148 SQ.FT (106 SQ.M) – PROMINENT POSITION**

Location

Orpington is a popular 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 premises are situated in a prominent position within an established parade at the junction of Orpington High Street and Cray Avenue (A224).



Description

The property comprises a mid-terrace retail unit set out over ground floor level with rear store. Internally, the premises are arranged to provide front sales/retail space (currently partitioned) with kitchen and WC facilities.

The property benefits from a storage building to the rear which can be accessed internally or via the rear service road off of St Andrews Drive.

The former tenant traded as a tool/plant hire shop but the premises would be suitable for a wide variety of businesses.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor:

Internal Width:	17'3"	5.3m
Sales Depth:	29'8"	9.1m
Sales Area:	500 sq.ft	46.4 sq.m
Ancillary:	426 sq.ft	39.5 sq.m

WC

Rear Store:


Floor Area:	222 sq.ft	53sq.m
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Total Floor Area (Gross): 1,148 sq.ft 106 sq.m

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

Terms	Commercial Energy Performance Cert
<p>The ground floor premises are available to let on the basis of a new Full Repairing and Insuring sub-lease for a term expiring 1st December 2022 at a commencing rent of £12,000 (Twelve Thousand Pounds) per annum exclusive. The lease is to be granted outside the security provisions of the Landlord and Tenant Act 1954 (as amended).</p>	
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £7,720.02 per annum. Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
VAT	Planning
<p>We have been advised by our clients that VAT will not be payable upon the rental amount.</p>	<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. The above uses are all subject to Landlord's consent. Consent will be required for any alterations (e.g. ventilation & extraction).</p>
Legal Costs	Viewings
<p>The ingoing Tenant is to be responsible for a contribution towards our client's legal fees incurred in respect of this transaction.</p>	<p>Available by prior appointment via Linays Commercial</p>  <p>01689 875 511</p>
	<p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>