

ORPINGTON

93 COTMANDENE CRESCENT

BR5 2RA

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**LEASE AVAILABLE – GROUND FLOOR RETAIL UNIT – CLASS E
TOTAL NET INTERNAL AREA APPROX. 861 SQ FT (80.01 SQ M)**

Location

Orpington is a prosperous town located 16 miles to the south of central London and 5 miles from central 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 subject property forms part an established local shopping parade benefitting from free roadside parking. Surrounding occupiers include, Coop Food, Greggs Bakery and numerous independent retailers and caterers.



Description

The property comprises a prominent mid-terrace retail unit, facing Cotmandene Crescent.

The premises are currently arranged to provide open plan office accommodation, partitioned private office, staff/storage areas, kitchenette and WC.

The property has recently been refurbished to a good specification, benefitting from a modern glazed aluminum framed shop front, gas central heating, LED lighting panels, air conditioning and fitted kitchenette.

Accommodation

(with approximate dimensions and floor areas)

Front Sales/Office Area:	536 sq ft	(49.81 sq m)
Rear Office (Partitioned):	140 sq ft	(12.96 sq m)
Rear Ancillary:	110 sq ft	(10.28 sq m)
Kitchenette:	75 sq ft	(6.97 sq m)
WC:	-	-
Private Yard:	330 sq ft	(30.66 sq m)

Total Net Internal Area (NIA): 861 sq ft (80.01 sq m)

VAT

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

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

Ref: TA/5185

Terms

Available by way of lease assignment. The premises are held upon an existing Full Repairing and Insuring lease commencing 17/02/2021 for a term of 10 years at a rental of £9,000 (Nine Thousand Pounds) per annum exclusive, subject to rent review at the 5th year of the term. The lease incorporates tenant-only break clauses at the 2nd, 5th and 7th years of the term and such is granted outside the security provisions of the Landlord and Tenant Act 1954 (as amended).

Premium

Our client is seeking a premium of £10,000 for the benefit of the fixtures and fittings. Alternatively, the premises can be cleared prior to completion.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £4,042. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

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 Bexley Business Rates Department for further information.

Legal Costs

Each party to pay their own.

Commercial Energy Performance Certificate

93 COTMANDENE CRESCENT ORPINGTON BR5 2RA	Energy rating C
Valid until 21 June 2031	Certificate number 2215-8239-9002-0826-2402

Property type B1 Offices and Workshop businesses

Total floor area 84 square metres

Internal Photo



Viewings

Available strictly by prior appointment via sole agents:



Contact:
Toby Allitt

ta@linays.co.uk

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