

LOCKSOTTOM

7 PRINCESS PARADE, CROFTON ROAD

BR6 8NP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET - A1 RETAIL / CLASS E USE PREMISES – 607SQ.FT (56SQ.M)

Location

Locksbottom is situated within the London Borough of Bromley between Orpington and Bromley. The property is located on the A232 Crofton Road close to the junction with A21 Farnborough Common providing direct access to Junction 4 of the M25 motorway.

The property is set within an established parade at ground floor level within a three-storey mixed use building. Surrounding occupiers include Lidl, Laithwates Wine, William Hill and a variety of local operators.



Description

The premises are set out over ground floor level and arranged internally to provide sales area with rear ancillary staff room, kitchen and WC. Features include air conditioning (untested) and glazed aluminum shopfront.

We believe the premises would be suitable for a wide variety of business including retail or professional services.

Accommodation

(with approximate dimensions and floor areas)


Internal Width:	19'3"	5.9m
Sales Depth:	31'9"	9.7m
Sales Area:	607sq.ft	56.sq.m
Kitchenette		
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 rental of **£24,000 (Twenty-Four 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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,737,76 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
Legal Costs	
<p>Each party to pay their own legal and professional fees.</p>	
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount.</p>	
Planning	Viewings
<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, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). <u>All of the above uses are subject to Landlord's approval.</u></p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1255 1239 1476" style="text-align: center;">  <p>26A STATION SQUARE PETT'S WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p> </div> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>