

LOCKSBOTTOM

371 CROFTON ROAD

BR6 8NR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET - A1 RETAIL / CLASS E USE PREMISES – PROMINENT LOCATION

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, St Christophers and a variety of local operators.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	13'7"	5.9m
Sales Depth:	39'3"	11.9
Sales Area:	538sq.ft	50.1sq.m
Kitchenette		
WC		
Rear Yard		

Description

The premises are set out over ground floor level and arranged internally to provide sales area with rear staff/kitchenette and WC. Externally the property benefits from a rear yard/allocated parking. Features include air conditioning (untested), suspended ceilings and gas heating.

The premises are currently fitted out for the purposes of a hairdressing salon and our clients are prepared to include the existing fixtures and fittings to an ingoing tenant.

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 **£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

Ref: MC/5290

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,458.05 (2022/23 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to pay their own legal and professional fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

Planning

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). All of the above uses are subject to Landlord's approval.

Commercial Energy Performance Certificate

371 Crofton Road
ORPINGTON
BR6 8NR

Energy rating

C

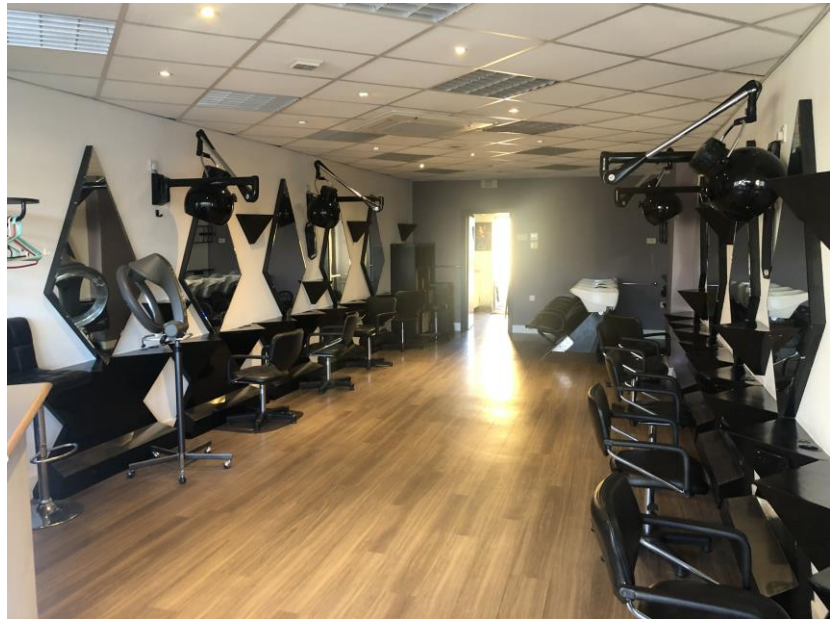
Valid until
8 November 2031

Certificate number
2100-3199-0090-2297-8201

Property type A1/A2 Retail and Financial/Professional services

Total floor area 64 square metres

Internal Photo



Viewings

Available by prior appointment via Linays Commercial Limited.

Contact: Mandeep Cheema Email: mc@linays.co.uk

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