

LOCKSOTTOM

409B CROFTON ROAD

BR6 8NL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

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LEASE AVAILABLE – ESTABLISHED & FULLY FITTED TAKEAWAY PREMISES

Location

Locksbottom is situated within the London Borough of Bromley between Orpington and Bromley Centre. The property occupies a prominent position on Crofton Road (A232) close to its junction with Farnborough Common (A21), which provides direct access to M25 Motorway at Junction 4.

The property forms the ground floor of a two-storey building. Surrounding occupiers include Lidl, McColl's and various independent retailers, caterers and professional service users.



Description

The premises are arranged at ground floor level and provide an open plan, fully fitted takeaway unit with storage and WC.

The unit benefits from bifold doors, cold room, commercial fridge/freezer, open charcoal grill, doner machine, fryer, full extract canopy, awnings, tills and drinks fridge.

We are advised the business has been trading successfully as an authentic Turkish charcoal grill – further information as regards trading history is available upon request.

(All equipment untested).

Accommodation

(approximate dimensions and floor areas)

Internal Width:	12'8"	3.87 m
Sales Depth:	38'9"	5.71 m
Sales Area:	238 sq ft	22.12 sq m
Ancillary Area:	34 sq ft	3.11 sq m
Cold Store:	23 sq ft	2.13 sq m

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 **£25,000 (Twenty Five Thousand Pounds)** per annum exclusive, payable quarterly in advance. The lease is to be granted within the security provisions of the Landlord and Tenant Act 1954 (as amended).

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/5312

Premium

Our client is seeking a premium for the benefit of the leasehold interest, goodwill and fixtures/fittings. Full details available upon application.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £5,760 (2021/22 assessment).

Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bromley Business Rates Department for further information.

VAT

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

Commercial Energy Performance Certificate

409b Crofton Road
ORPINGTON
BR6 8NL

Energy rating

B

Valid until
30 March 2032

Certificate number
6721-7072-0038-9000-0253

Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area 29 square metres

Viewings

Available by prior appointment via Sole Agents:



Contact:
Toby Allitt

Email:
ta@linays.co.uk

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