ORPINGTON

22 MARION CRESCENT

BR5 2DD



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LEASE AVAILABLE - GROUND FLOOR RETAIL / CLASS E USE PREMISES

Location

Orpington is a residential suburb located some 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.

The property is located on Marion Crescent close to the junction with Poverest Road and approximately 1 mile from Orpington Town Centre.

The property is situated within an established local parade with surrounding occupiers including a range of retail and catering outlets.



Accommodation

Description

Comprises a mid-terrace lock up shop with front forecourt areas unit forming part of a parade with residential flats over.

The unit is arranged internally to provide open plan front sales space with partitioned kitchen and WC facilities. The premises benefit from suspended ceilings withing LED lighting, glazed shopfront and electric security shutters.

(With approximate dimensions and floor areas)

Internal Width 13'4" 4.1m Internal Depth 31'4" 9.6m

Sales Floor Area Approx. 423sq.ft 39sq.m

Kitchenette & WC.

Terms

Available by way of lease assignment. The premises are held on a existing Full Repairing and Insuring lease for a term expiring 1st December 2030. The lease incorporates a break clause dated December 2025. The current rent is £10,500 (Ten Thousand Five Hundred 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/5361

Rating Assessment

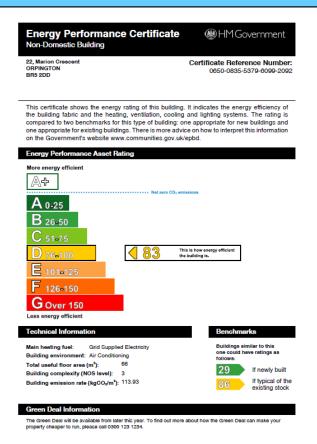
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3448.60 (2022/23 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

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.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

Commercial Energy Performance Certificate



VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental price under current legislation.

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Email:

Adrian Tutchings commercialproperty@linays.co.uk