

ORPINGTON

22 MARION CRESCENT

BR5 2DD

LINAYS

COMMERCIAL

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

01689 875 511

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.



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.

Accommodation

(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

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.

VAT

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

Commercial Energy Performance Certificate

Energy Performance Certificate 
Non-Domestic Building

22, Marion Crescent
ORPINGTON
BR5 2DD

Certificate Reference Number:
0650-0835-5379-6099-2092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

83

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 66
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 113.93

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

86 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Viewings

Available by prior appointment via Linays Commercial Limited.

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