

ORPINGTON

61 ELDRED DRIVE

BR5 4PE

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – RETAIL / CLASS E PREMISES WITH REAR STORAGE
TOTAL AREA APPROX. 828 SQ FT (76.92 SQ M)**

Location

Orpington is a prosperous town situated 16 miles south of central London and 5 miles from Bromley Town Centre. The town lies adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular, direct rail services to various London Mainline stations.

The subject property forms part of an established local parade with free roadside parking, situated approximately 1.2 km from Orpington Town Centre, approx.100m from the entrance to Harris Academy Secondary School.



Accommodation

(with approximate dimensions and floor areas)

Sales Area:	440 sq ft	(40.84 sq m)
Staff Areas:	104 sq ft	(9.70 sq m)
Rear Storage:	284 sq ft	(26.42 sq m)
Total:	828 sq ft	(76.92 sq m)

Description

The subject property comprises a mid-terrace, ground floor retail unit with modern, glazed aluminium frame shopfront and electric roller security shutters.

The unit provides open plan sales space, rear staff areas, kitchenette, WC and storage. The premises have been redecorated throughout and benefit from suspended ceiling, LED lighting, air conditioning (untested) plus rear access via a service road.

Terms

The premises are available to let on a new effectively full repairing and insuring lease on terms to be agreed, at a rental of **£17,500 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 £4,250 (2023 assessment) per annum.

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Business Rates relief may be available under the small business rate relief Government incentive and interested parties should contact the London Borough of Bromley Business Rates Department for confirmation.

Commercial Energy Performance Certificate

61 Eldred Drive ORPINGTON BR5 4PE		Energy rating B
Valid until 31 October 2032	Certificate number 1625-7546-2362-0271-7950	
Property type	Retail/Financial and Professional Services	
Total floor area	76 square metres	

Legal Costs

Each party to pay their own legal fees in respect of this transaction.

VAT

We have been advised by our clients that VAT **will not** be payable upon rental amounts under current legislation.

Viewings

Available strictly by prior appointment via Sole Agents:



Contact:
Toby Allitt
Mandeep Cheema

Email:
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