

# ORPINGTON

3 FORDWICH CLOSE (OFF BICKNOR ROAD)  
BR6 0TT

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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## TO LET – GROUND FLOOR RETAIL / CLASS E USE PREMISES

### Location

Orpington is located within the London Borough of Bromley positioned on the A224 with direct links to the M25 (J4) and A20/M20 within a 10-minute drive making it a popular location for businesses.

The subject property forms part of an established parade within a residential setting close to the junction with Mayfield Avenue and Chislehurst Road. Free roadside parking is available directly outside the property.



### Description

The premises are set out over ground floor level and comprise a mid-terrace unit arranged internally to provide sales area with rear ancillary, kitchenette and WC. As the internal walls are partitions the space could easily be adapted to an occupier's preferred layout.

The property benefits from electric security shutters and glazed shopfront. A fire exit to the rear provides access to external yard space.

We believe the premises would be suitable for a wide variety of business including retail or professional services.

### Accommodation

(with approximate dimensions and floor areas)

Internal Width:	18'3"	5.6m
Sales Depth:	34'7"	10.6m
<b>Sales Area:</b>	<b>653 sq.ft</b>	<b>61sq.m</b>
Kitchenette	17sq.ft	1.6sq.m
WC		
Rear Yard / Parking		

### 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 rent of **£13,000 (Thirteen 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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,245.50 per annum (2025/26 assessment).

Prospective tenants may be able to obtain 100% rate relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley.

## VAT

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

## 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

3 Fordwich Close  
ORPINGTON  
BR6 0TT

Energy rating

C

Valid until

15 January 2033

Certificate number

9343-4166-5134-3811-1396

## Viewings

Available by prior appointment via Linays Commercial Limited.

