

LOCKSBOTTOM

5 – 6 PRINCESS PARADE, CROFTON ROAD

ORPINGTON, KENT

BR6 8NP

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – DOUBLE FRONTED CLASS E/RETAIL PREMISES
SALES AREA APPROX 1,537SQ.FT / 142SQ.M**

Location

Locksbottom is an affluent suburb situated within the London Borough of Bromley known for its charming atmosphere, combining a mix of independent and national retailers, restaurants and cafés. To the rear of the property is a Sainsbury's with public car park offering 500 spaces.

The property occupies a prominent and convenient position on Crofton Road (A232) close to its junction with Farnborough Common (A21), which provides direct access to M25 Motorway at Junction 4.



Description

The property is set out over ground floor level and comprises a mid-terrace double fronted retail unit with open plan sales area, storage, kitchenette and WC.

Features include suspended ceilings, air conditioning and internal security shutters (all untested).

A service road to the rear of the property provides space for loading/unloading.

Accommodation

(With approximate dimensions and floor areas)

Internal Width:	41'9"	12.7m
Sales Depth:	36'7"	11.2m
Built Depth:	40'8"	12.4m
Sales Area:	1537sq.ft	142sq.m
Stores/Ancillary:	150sq.ft	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 rent of **£48,000 (Forty-Eight Thousand Pounds) per annum exclusive**.

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	Commercial Energy Performance Certificate
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £22,829.25 (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.	<div><div>5-6 Princess Parade Crofton Road ORPINGTON BR6 8NP</div><div>Energy rating C</div><div><div>Valid until 29 June 2032</div><div>Certificate number 2011-3266-6020-2306-8021</div></div></div>
Legal Costs	<div><div>Property type</div><div>Offices and Workshop Businesses</div></div>
Each party to bear their own legal and professional fees.	
VAT	
We have been advised by our clients that the property is not elected for VAT.	
Service Charge	Viewings
A service charge is applicable towards the cost of management, maintenance and repair of the building. 2024/2025 Budget £4,400 (Four Thousand Four Hundred Pounds) per annum exclusive.	<div>Available by prior appointment via Linays Commercial Limited.</div> <div><div>LINAYS COMMERCIAL</div><div>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</div><div>01689 875 511</div></div>