

# ORPINGTON

4 CLEAVE AVENUE

BR6 7HB

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – GROUND FLOOR CLASS E USE PREMISES- £12,000PAX  
FREE ROADSIDE PARKING – OUT OF TOWN LOCATION**

## Location

Farnborough is located within The London Borough of Bromley and situated on the border of Orpington and in close proximity to Green St Green and Chelsfield. The subject property is positioned on Cleave Avenue close to the junction with Shire Lane and Farnborough Way (A21) occupying a convenient location with direct trunk road access. The general character of the area is residential in nature with former commercial premises on this parade having now been converted to residential. Free roadside parking is available at the pavement edge.



## Description

The premises comprises mid-terrace ground floor commercial premises within a three storey building. Internally, the accommodation is configured to provide open plan space fitted out to a good standard throughout. Features including gas central heating, plasterboard ceilings with spot lighting and fitted kitchens (all untested). If required, additional space is available at the rear of the property.

## Accommodation

Property	Sq.Ft	Sq.m
4 Cleave Avenue	532	49.4

## 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 **£12,000 (Twelve Thousand Pounds)** per annum exclusive. All rents payable quarterly in advance and a rental deposit is to be lodged by the incoming tenant.

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 £3,043.90.

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 Business Rates section of London Borough of Bromley.

## 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

4 Cleave Avenue  
ORPINGTON  
BR6 7HB

Energy rating

**B**

Valid until

**5 November 2035**

Certificate number

**3186-5417-3957-6713-1610**

## Photo



## Viewings

Available by prior appointment via Linays Commercial Limited.

