



TO LET - RETAIL UNIT

93 Cotmandene Crescent, Orpington, Kent BR5 2RA

Class E Use Premises

- Ground Floor Shop Unit - Fitted as Modern Offices
- Total Area approx. 868 sq ft plus Rear Yard
- New Lease Available

LOCATION

Orpington is a prosperous town located 16 miles to the south of central London and 5 miles from central Bromley. The town is adjacent to the A224 and benefits from regular rail services to various London Mainline stations.

The subject property forms part an established local shopping parade benefitting from free roadside parking. Surrounding occupiers include, Coop Food, Greggs Bakery and numerous independent retailers and caterers.

DESCRIPTION

The property comprises a mid terrace retail unit, currently arranged to provide open plan office accommodation, partitioned private office, staff/storage areas, kitchenette, WC and rear yard.

The premises benefit from a modern glazed aluminum framed shop front, gas central heating, LED lighting panels, air conditioning and fitted kitchenette.

ACCOMMODATION

We equate the following, approximate floor areas:

Total NIA:	868 sq ft (80.65 sq m)
WC Facility:	-
Rear Yard:	332 sq ft (30.84 sq m)

TERMS

The premises are available on the basis of a new, full repairing and insuring lease on a term to be agreed at a commencing rent of **£15,000 (Fifteen Thousand Pounds) per annum exclusive**.

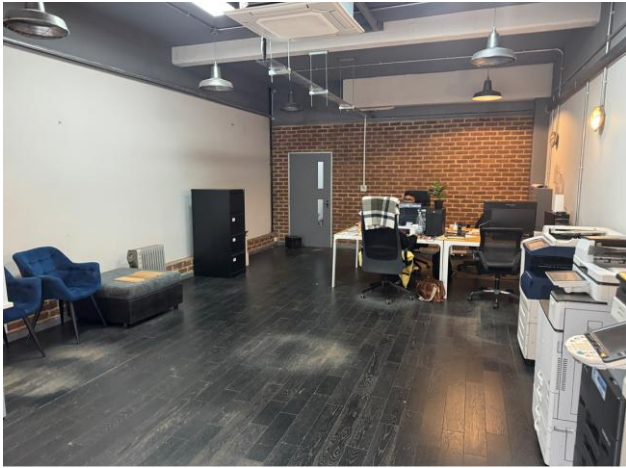
BUSINESS RATES

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £4,147.

Prospective tenants may be able to obtain relief from Business Rates under the Small Business Rate Relief Government Incentive.

ENERGY PERFORMANCE

93 Cotmandene Crescent ORPINGTON BR5 2RA		Energy rating B
Valid until 15 January 2033	Certificate number 1711-7303-2727-8471-7754	
Property type	Retail/Financial and Professional Services	
Total floor area	85 square metres	



Contact:

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