

ORPINGTON

31 WINDSOR DRIVE, CHELSFIELD
BR6 6EY

LINAYS
COMMERCIAL

26A STATION SQUARE
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TO LET – GROUND FLOOR RETAIL / CLASS E USE PREMISES
NEW LEASE AVAILABLE | ESTABLISHED RETAIL PARADE | £22,000PAX



Location / Description

Chelsfield is a suburb located south of Orpington and north of Halstead within the London Borough of Bromley. The town is located on the A21, providing direct access to the M25 and is popular with commuters with rail services from Chelsfield Railway Station. The subject property is located on Windsor Drive, an established parade, close to the junction with Warren Road. The property comprises a mid-terrace ground floor commercial unit previously occupied as a Dry Cleaners. Internally, the accommodation provides open plan sales space which can be easily reconfigured to suit an ingoing tenants preferred layout. Externally, the property incorporates a rear yard including outbuildings used for storage and WC. An allocated parking area provides space for two vehicles accessed via a service road from The Meadway. We believe the premises would be suitable for a wide variety of business.

Accommodation

(with approximate net internal areas)

Ground Floor:

Internal Width:	16'5"	5.05m
Sales Depth:	39'3"	12m
Sales Area:	669sq.ft	62sq.m
External Stores:	114sq.ft	10.6sq.m
Parking (Two Spaces)		

Ref: MC/5882

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 **£22,000 (Twenty Two Thousand Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £4393.00 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain 100% reduction via Small Business Rate Relief and should contact The London Borough of Bromley.

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, day centre, gymnasium/indoor recreation. Consent may be required for any alterations (eg ventilation & extraction). All uses are subject to Landlords consent.

Commercial Energy Performance Cert.

31 Windsor Drive
ORPINGTON
BR6 6EY

Energy rating

B

Valid until
30 May 2034

Certificate number
5224-3361-6196-4081-3050

Further Information

Available via sole letting agents:



Contact:
Mandeep Cheema

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