

ORPINGTON

7 KELVIN PARADE, ANDOVER ROAD

BR6 8BS

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – GROUND FLOOR RETAIL / CLASS E USE PREMISES
505 SQ.FT (47 SQ.M) – FRONT FORECOURT & REAR GARDEN**

Location

Orpington is a prosperous residential area located some 16 miles to the south of Central London and 5 miles from Bromley. The town is adjacent to the A224 and junction 4 of the M25 motorway.

The property is situated within an established parade which links Andover Road and Allington Road, in a predominantly residential area less than one mile from Orpington Town Centre and Orpington Railway Station.

Free parking is available at the roadside.



Description

The premises comprise an end of terrace self contained retail unit set out over ground floor level. The property benefits from a front forecourt area and is currently arranged internally to provide open plan sales area and WC. A rear yard/garden can be accessed via a service road from Andover Road.

Accommodation

(with approximate floor areas)

Internal Width:	18'7"	5.7m
Sales Depth:	29'8"	9.1m
Floor Area Approx:	505sq.ft	47sq.m
WC		
Rear Yard/Garden		

Terms

The premises is available to let on the basis of a new effectively full repairing and insuring leases for a term of years to be agreed at a commencing rental of **£16,500 (Sixteen Thousand Five Hundred Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises based on the (2026/2027) assessment is £5,252.50 Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain relief from Business Rates under the Small Business Rate Relief incentive and should contact the London Borough of Bromley Business Rates Department.

Legal

Each party is to bear their own legal fees.

VAT

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

Planning

The property has most recently been occupied under Class E of the Town & Country Planning Use Classes Order 1987 which as of 1st September 2020 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. All of the above uses are subject to Landlord's approval.

Commercial Energy Performance Cert.

7 Kelvin Parade
ORPINGTON
BR6 8BS

Energy rating

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Valid until

6 December 2033

Certificate number

0291-7720-6236-2880-8388

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk