

HUMMERSTONE & HAWKINS

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'E' CLASS PREMISES IN ORPINGTON AVAILABLE TO LET



'E' class premises in Orpington available to let.

Retail floor area of approximately 300sq ft.

Forms part of a small parade with many different retailers.

Located approximately 4 miles from the M25.

Free parade parking for customers and staff.

Option of additional storage.

8 Marion Crescent

Orpington

BR5 2DD

Tenure: TO LET

Rental: £12,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

St Mary Cray is an area of south east London within the London borough of Bromley and is located some 2 miles north of Orpington and 13 miles south-east of Charing Cross.

The subject premises is well located and forms part of an established hopping neighbourhood parade. Custom for the parade is drawn from the immediate surrounding residential area. Nearby businesses include a pharmacy, a doctor's surgery, convenience stores, takeaways and a café.

For customers there is kerbside parking directly to the front of the parade.

St Mary Cray has its own mainline train station which is within a 5 minute walk of the parade.

DESCRIPTION:

A glazed frontage incorporating a single entrance door leads into an open plan rectangular sales area of around 27.7sq m / 300sq ft. At the rear of the property is a door which leads through to a small kitchen and toilet.

The premises is in good decorative condition.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:

An EPC has been commissioned to be carried out.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £9,000 per annum therefore would qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with Bromley council and to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

