



SHOP UNIT TO LET

BUSY NEIGHBOURHOOD SHOPPING CENTRE

suit retail, office or community uses

64 COTMANDENE CRESCENT ORPINGTON BR5 2RG

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DESCRIPTION	The premises comprise an effective open plan ground floor retail shop with a double fronted aluminium and glazed shop front with security shutters. The premises, which would be suitable for a variety of E Class uses, were last used by the London Borough of Bromley as a Community Centre and have the benefit, if required, of good quality partitioned rooms and a fully fitted kitchen.		
LOCATION	The unit forms part of a busy neighbourhood shopping centre comprising some 27 shops and businesses located within a densely populated residential area in the London Borough of Bromley. The Centre is situated at the junction of Rushet Road and Chipperfield Road to the north of Orpington Town Centre and can be accessed from Sevenoaks Way A224, the main road between Sidcup and Orpington.		
FLOOR AREAS	Internal frontage	7.77 m	25'6"
	Shop depth	15.37 m	50'3"
	Built depth	28.14 m	92'4"
	Retail Sales Area	119.42 sq m	1285 sq ft
	Ancillaries		
	staff/storage/kitchen	49.72 sq m	536 sq ft
	Male and Female wcs	-	-
	Total net floor area	169.14 sq m	1821 sq ft
LEASE TERMS	The premises are to be let on an effective full repairing and insuring lease for a term to be agreed.		
RENT	£20,000 pa. Rent will be exclusive of business rates and subject to reviews at three yearly intervals. Rent will be payable quarterly in advance.		
RATES	Rateable Value £13750. Uniform business rate 49.9p in the £ (2023-2024).		
RENT DEPOSIT	A three month's rent deposit will be required.		
EPC	Energy Performance Rating 125E. Valid until 6 th November 2033		
LEGAL COSTS	Whilst each Party to the transaction will be responsible for their own legal costs the proposed Tenant will be required to give an undertaking to meet the Landlord's legal costs should the proposed Tenant withdraw from the transaction after Solicitors have been instructed.		
VIEWING	Contact Robert Ingram of Cobbs Property Services 01322 288254 or 07836 345061		

