



SHOP UNIT TO LET

BUSY NEIGHBOURHOOD SHOPPING CENTRE

81.33 sq m – 875 sq ft

74 COTMANDENE CRESCENT ORPINGTON BR5 2RG

01322 288254 • WWW.COBBSPROPERTY.CO.UK • 17 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT, ME2 2BF

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DESCRIPTION	The premises comprise an effective open plan ground floor retail shop with a recessed timber and glazed shop front with electric security shutters. The premises, which would be suitable for a variety of E Class uses, were last used as a Ladies hairdressing Salon. The premises have the benefit rear loading facilities and yard area.		
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	5.16 m	16'11"
	Shop depth inc shop front	14.33 m	47'0"
	Built depth	17.51 m	57'3"
	Retail Sales Area inc shop front	73.98 sq m	796 sq ft
	Rear storage	7.35 sq m	79 sq ft
	Toilet and washroom	-	-
	Total net floor area	81.33 sq m	875 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	£13,700 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 £8,700. Uniform business rate 49.9p in the £ (2023-2024). Business rates payable for full year £4,341.30. The premises may qualify for up to 100% Business Rates relief. However. Tenants should make their own enquiries with London Borough of Bromley. www.bromley.go.uk/business-rates .		
RENT DEPOSIT	A three month's rent deposit will be required subject to status.		
EPC	Energy Performance Rating 70C. Valid until 15 th January 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		

