



## Location

Orpington is a busy inner M25 town with a primary catchment of 264,000 people with an average higher disposable income than neighbouring Bromley and the UK average. (Focus).

The Walnuts is Orpington's Principal shopping destination with key tenants including Odeon, Wilkinson, B&M and Peacocks. The Walnuts is also home to Orpington's key leisure destination including Nandos, Creams, EasyCoffee and Premier Inn.

The subject unit benefits from Use Class E and is located directly opposite the Odeon Cinema.

## Accommodation

|              |                  |                   |
|--------------|------------------|-------------------|
| Ground Floor | 904 sq ft        | 84.01 sq m        |
| <b>Total</b> | <b>904 sq ft</b> | <b>84.01 sq m</b> |

## Rent

£32,000 per annum exclusive.

## Rates

|                |         |
|----------------|---------|
| Rateable Value | £22,750 |
| UBR            | 0.514   |

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

## Lease Term

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Service Charge

£4,538 (2019)

## Costs

Each party to be responsible for their own costs incurred in the transaction.

## Energy Performance Certificate

Available upon request.

## Contact

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Experian Goad Plan Created: 07/03/2019  
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