

Commercial for Rent - **£1,725 per month**  
The Walnuts, High Street, Orpington, Kent, BR6 OTW



## KEY FEATURES

- 38 SQ METER LOCK UP UNIT • SMALL BUSINESS RATES • CENTRAL LOCATION • 13 YEAR LEASE • BUSY HIGH STREET • 3 MONTH'S RENT DEPOSIT • 3 MONTH'S ADVANCE RENT • EACH PARTY PAYS FOR OWN LEGAL FEES • CEPC C RATING • A1/A2 Retail and Financial/Professional

## Description

A great opportunity to secure this self contained lock up unit based in the Walnuts Shopping Centre which has been successfully trading for the last 3 years as a ladies clothes and accessories shop. The current occupier is reluctantly parting with the business due to a personal relocation. The unit can be secured with the existing trade for a premium or as an empty unit.

The unit should qualify for small business rate relief subject to application.

Please call Bishop Estates to arrange a viewing or for further information on 01689 873796



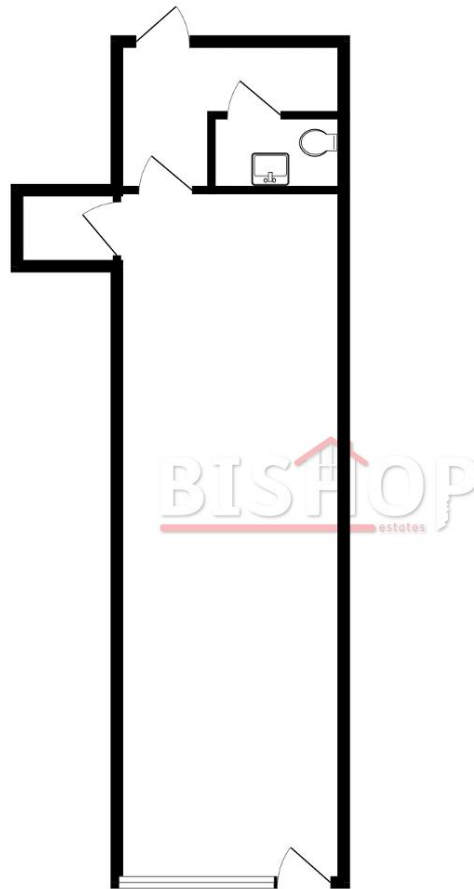
## Location

Orpington Town centre is a busy suburb with the Walnuts shopping centre at the heart of this. Surrounded by cafes, restaurants, Odeon Cinema and Walnuts Leisure Centre.

There are a range of local independent retailers with national multiples in the local vicinity.

Access to London via The mainline station located less than 1 mile away takes around 20 minutes to London Bridge along with roads links via the M25, A2, A21

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 437 sq.ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional Information

Parking is available in the Walnuts and there is a small daily charge for this  
Rent £20500

The Unit does not attract VAT

Viewing strictly by appointment via Bishop Estates

Local council reference 100747245054000

Business rates currently £5900