



## ORPINGTON

145 HIGH STREET

## THE WALNUTS SHOPPING CENTRE

(SUBJECT TO VACANT POSSESSION)

### LOCATION

The Walnuts Shopping Centre is Orpington's principal shopping destination totaling in excess of 200,000 sq ft and boasting a 525 space newly refurbished multi-storey car park being anchored by **Wilkos** and **Peacocks**.

The unit is located facing onto the High Street, adjacent to **JD Wetherspoons** and nearby to other occupiers including **Peacocks** and **Robert Dyas**.

### ACCOMMODATION

The premises are arranged over Ground and First Floor, comprising the following approximate floor areas:

Ground Floor NIA	1,075 sq ft	99.8 sq m
First Floor Ancillary	524 sq ft	48.7 sq m

### TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years' subject to an upward only rent review at the end of the fifth year.

### RENTAL

£27,000 per annum exclusive.

### SERVICE CHARGE

The annual service charge is approximately £8,788 for the current year.

### BUSINESS RATES

Rateable Value 2019	£23,000.00
Rates Payable 2019/2020	£11,293.00

This property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

### EPC

An EPC has been requested and will be provided as part of the legal pack.

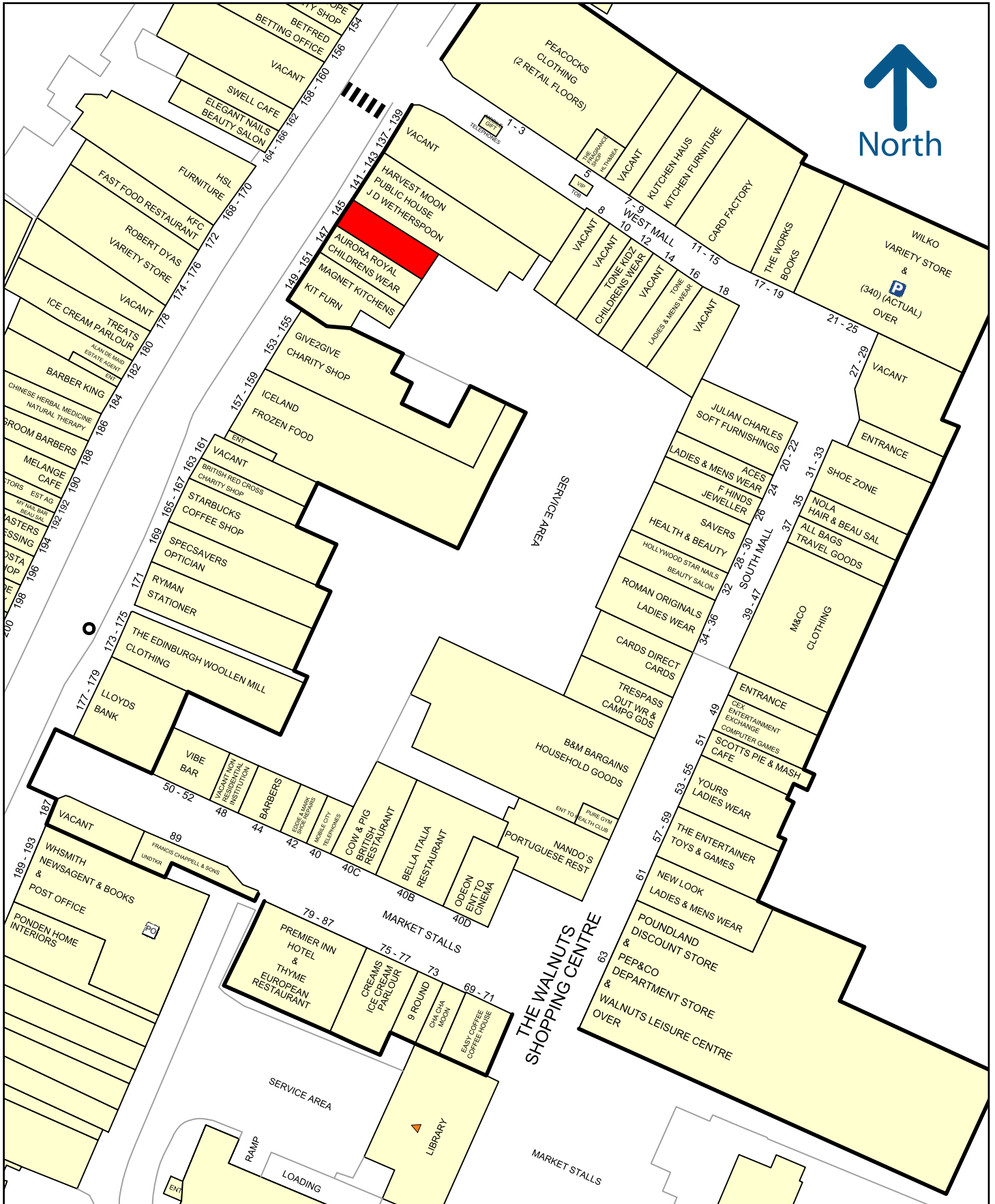
### FURTHER INFORMATION

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### OR JOINT AGENTS

KLM Retail  
020 7317 3700



50 metres

Experian Goad Plan Created: 08/04/2019  
Created By: AS Retail Property Services Limited

