



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 **Argos**, **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

£29,500 per annum exclusive.

SERVICE CHARGE

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

BUSINESS RATES

Rateable Value 2017	£23,000
Rates Payable 2018/2019	£11,040

Interested parties are advised to seek confirmation of this figure from the Local Valuation Office

EPC

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

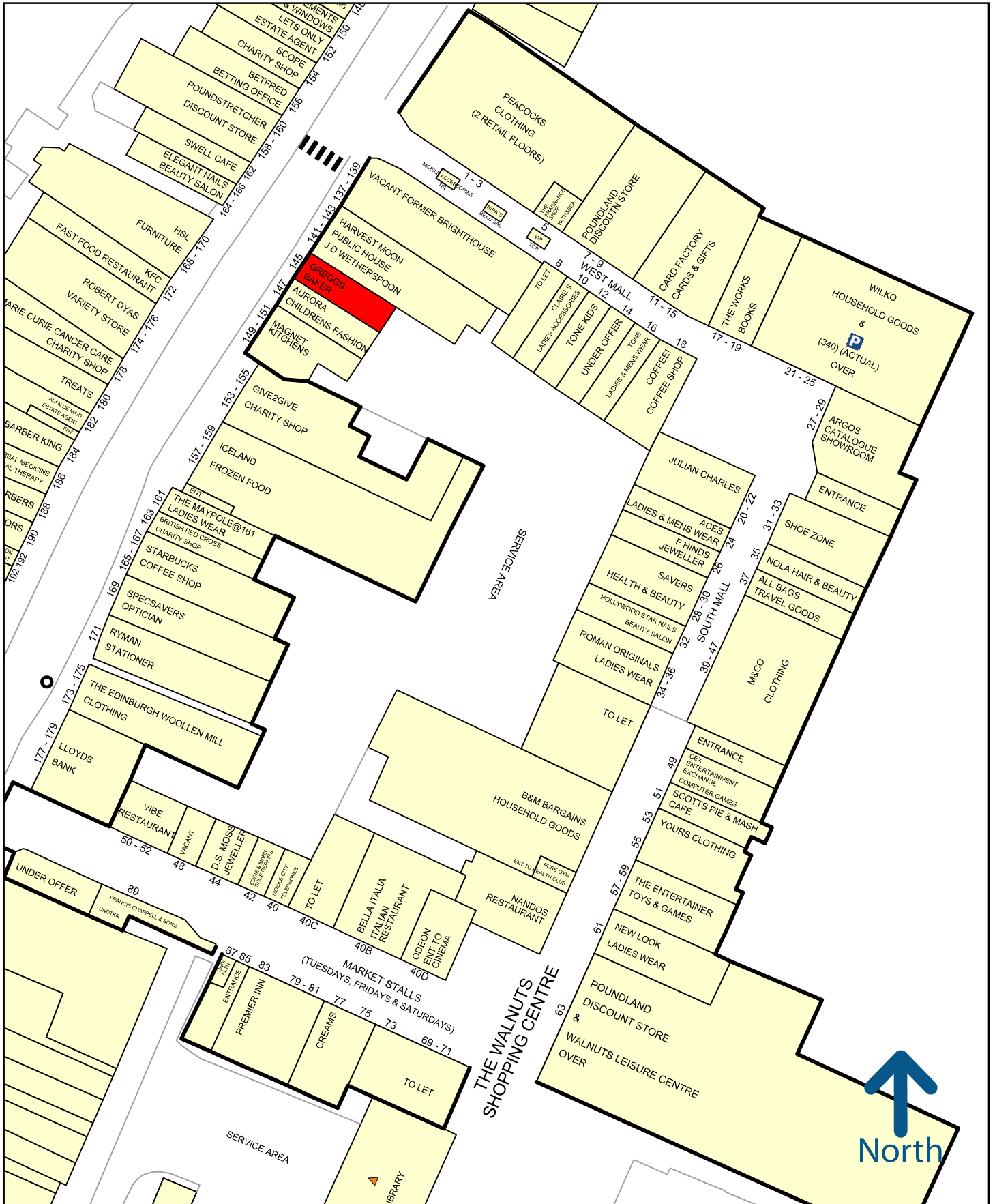
FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 10/05/2017
Created By: AS Retail Property Services Limited

