



ORPINGTON

137 - 139 HIGH STREET  
BR6 0LQ

**LOCATION**

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

The Walnuts Shopping Centre is Orpington's principal shopping destination and is anchored by **Argos**, **Wilko's** & **Peacocks**. The shopping centre has recently seen the opening of a new 7 screen **Odeon** as well as **Nando's**, **Bella Italia**, **Creams**, **Yours**, **Trespass**, **Cards Direct** and **Julian Charles**. The subject unit benefits from A1 use and is located in close proximity to **Peacocks**, **Wetherspoons** and **Subway** at the entrance of the scheme.

**ACCOMMODATION**

The premises are arranged over the Ground Floor Only providing the following approximate floor areas:

Ground Floor	4,122 sq. ft.	384 sq. m.
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**TERMS**

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

**RENTAL**

£65,000 per annum exclusive.

**SERVICE CHARGE**

The annual service charge is approximately **£26,675** for the current year (2017).

**BUSINESS RATES**

Rateable Value 2017	£60,500
Rates Payable 2018/2019	£29,040

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.

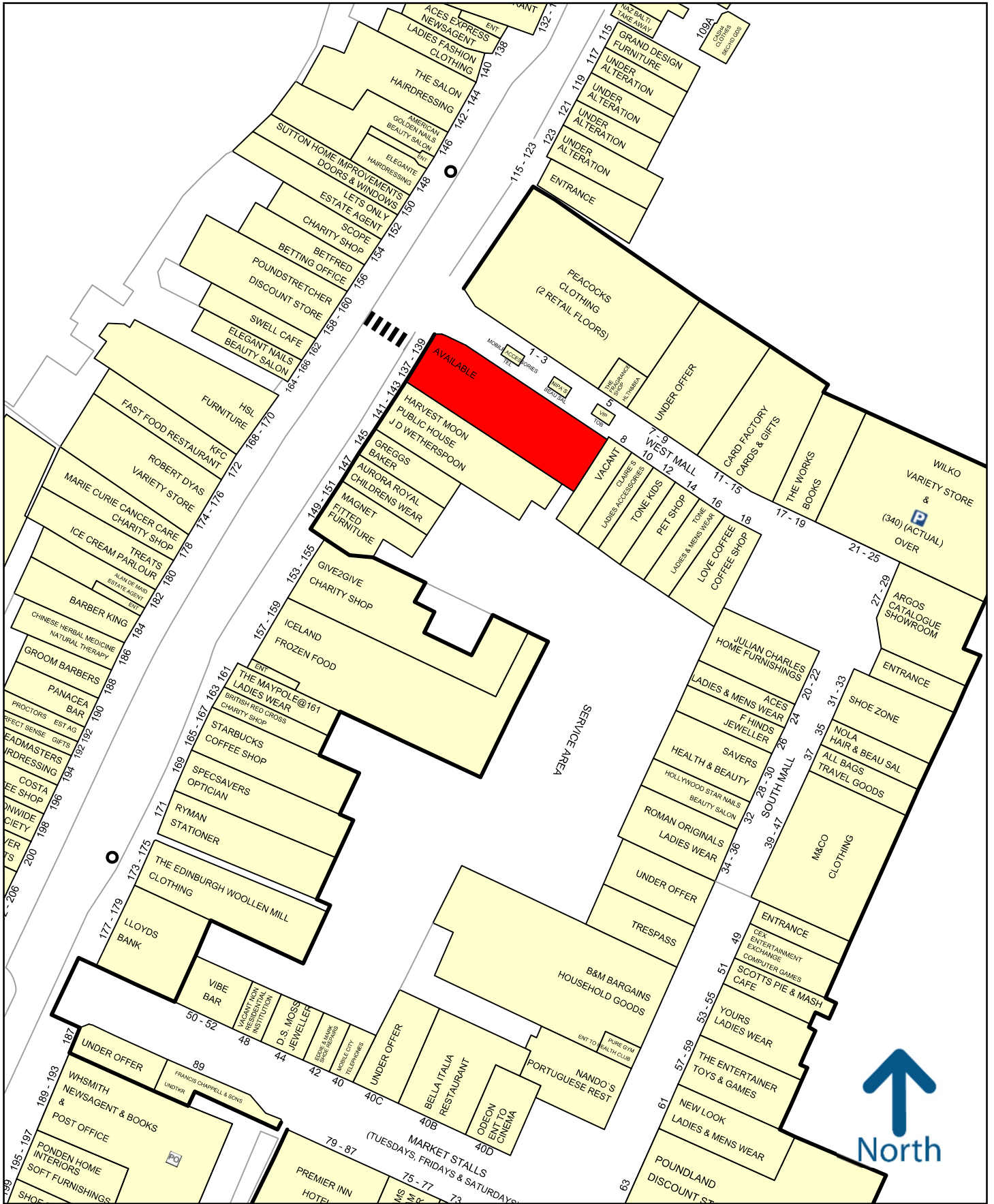
**FURTHER INFORMATION**

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**OR OUR JOINT AGENTS**

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50 metres

Experian Goad Plan Created: 25/09/2017  
 Created By: AS Retail Property Services Limited

