

ORPINGTON

UNIT 71

THE WALNUTS  
SHOPPING CENTRE



**LOCATION**

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

The unit is located in-between Easy Coffee and gRound, opposite **Odeon Cinema**, **Nandos** and **Bella Italia**. Other retailers nearby include **New Look** and **Poundland**.

**ACCOMMODATION**

The premises are arranged over Ground Floor only, available as a whole comprising the following approximate floor areas:

|                  |           |         |
|------------------|-----------|---------|
| Ground Floor NIA | 656 sq ft | 61 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 on the fifth anniversary of the term.

**RENTAL**

£22,500 per annum exclusive.

**SERVICE CHARGE**

The annual service charge is approximately £3,280 for the current year.

**BUSINESS RATES**

|                         |                  |
|-------------------------|------------------|
| Rateable Value 2017     | To be reassessed |
| Rates Payable 2017/2018 | To be reassessed |

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

**EPC**

The property has a rating D-85. The certificate is available on request.

**FURTHER INFORMATION**

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**OR JOINT AGENTS**

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