



ORPINGTON

UNIT 8

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 newly refurbished multi-storey car park, being anchored by **Argos**, **Wilkos** and **Peacocks**.

The unit is located within the covered mall, immediately adjacent to **Claire's Accessories** and in close proximity to **Card Factory**, **Poundland** and **The Works**.

**ACCOMMODATION**

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

Internal Width	15.5 ft ins	4.7 m
Ground Floor NIA	1,323 sq ft	122.9 sq m
First Floor Ancillary	651 sq ft	60.5 sq m

**TERMS**

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

**RENTAL**

£23,000 per annum exclusive.

**SERVICE CHARGE**

The annual service charge is approximately £13,823 for the current year.

**BUSINESS RATES**

Rateable Value 2017	£24,750
Rates Payable 2018/2019	£11,880

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

**EPC**

The property has a rating of E. The certificate is available on request.

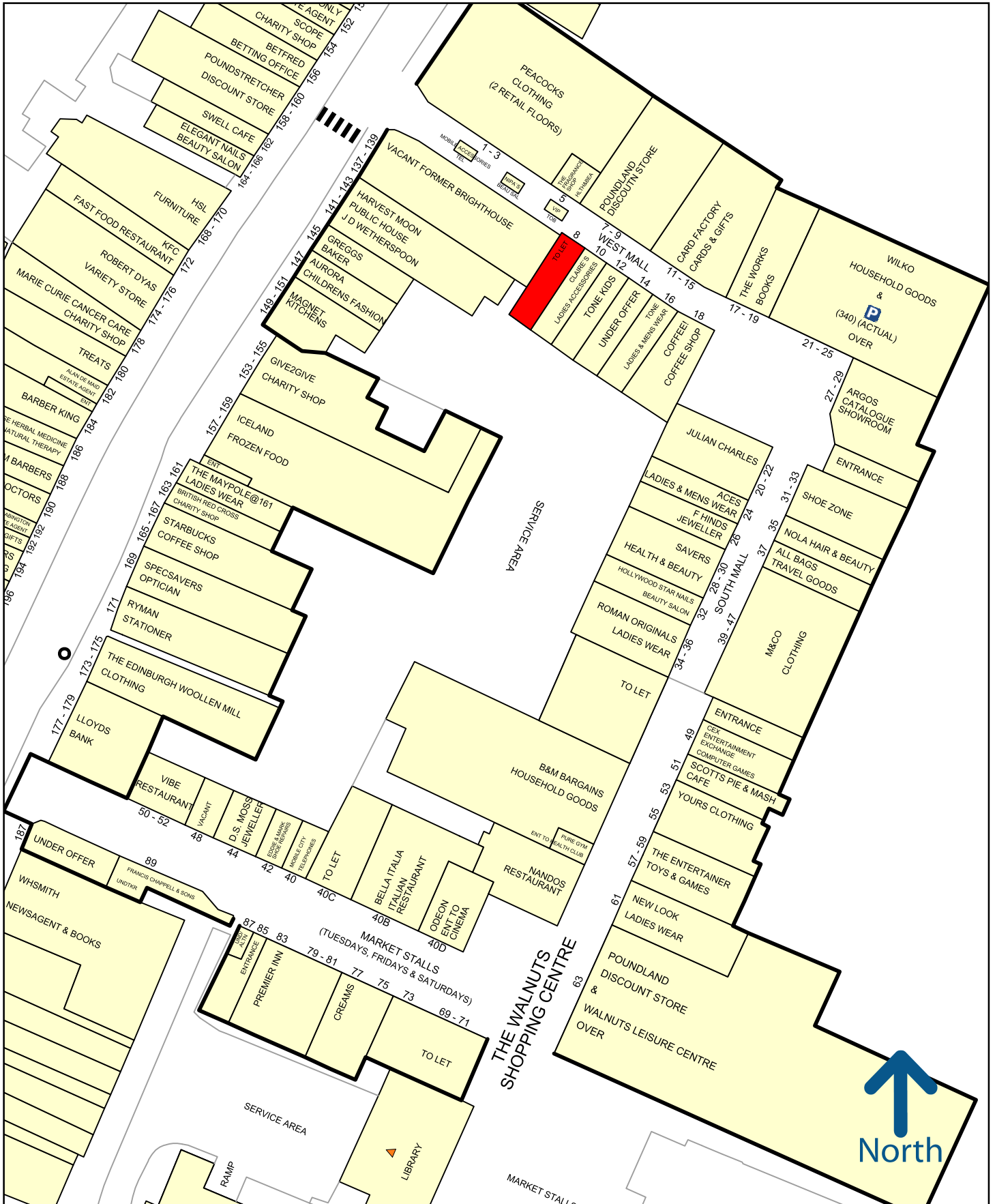
**FURTHER INFORMATION**

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**OR JOINT AGENTS**

KLM Retail  
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50 metres

Experian Goad Plan Created: 10/05/2017  
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