



ORPINGTON

UNIT 5

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 **Odeon** and **Wilko's**.

The unit is located within the covered mall, adjacent to **Kutchenhaus** and **The Fragrance Shop** and in close proximity to **Julian Charles**, **The Works** and **Peacocks**.

ACCOMMODATION

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

Ground Floor	1,244 sq ft	115.61 sq m
First Floor	102 sq ft	9.48 sq m
Second Floor	131 sq ft	12.17 sq m
Total	1,477 sq ft	137.26 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

£28,000 per annum exclusive.

SERVICE CHARGE

The annual service charge is approximately £9,902 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

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50 metres

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

