



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 **Wilkos** and **Peacocks**.

The unit is located within the covered mall, opposite **Kutchenhaus** 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 £14,120 for the current year.

**BUSINESS RATES**

Rateable Value 2019	£24,750.00
Rates Payable 2019/2020	£12,152.25

This Property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

**EPC**

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

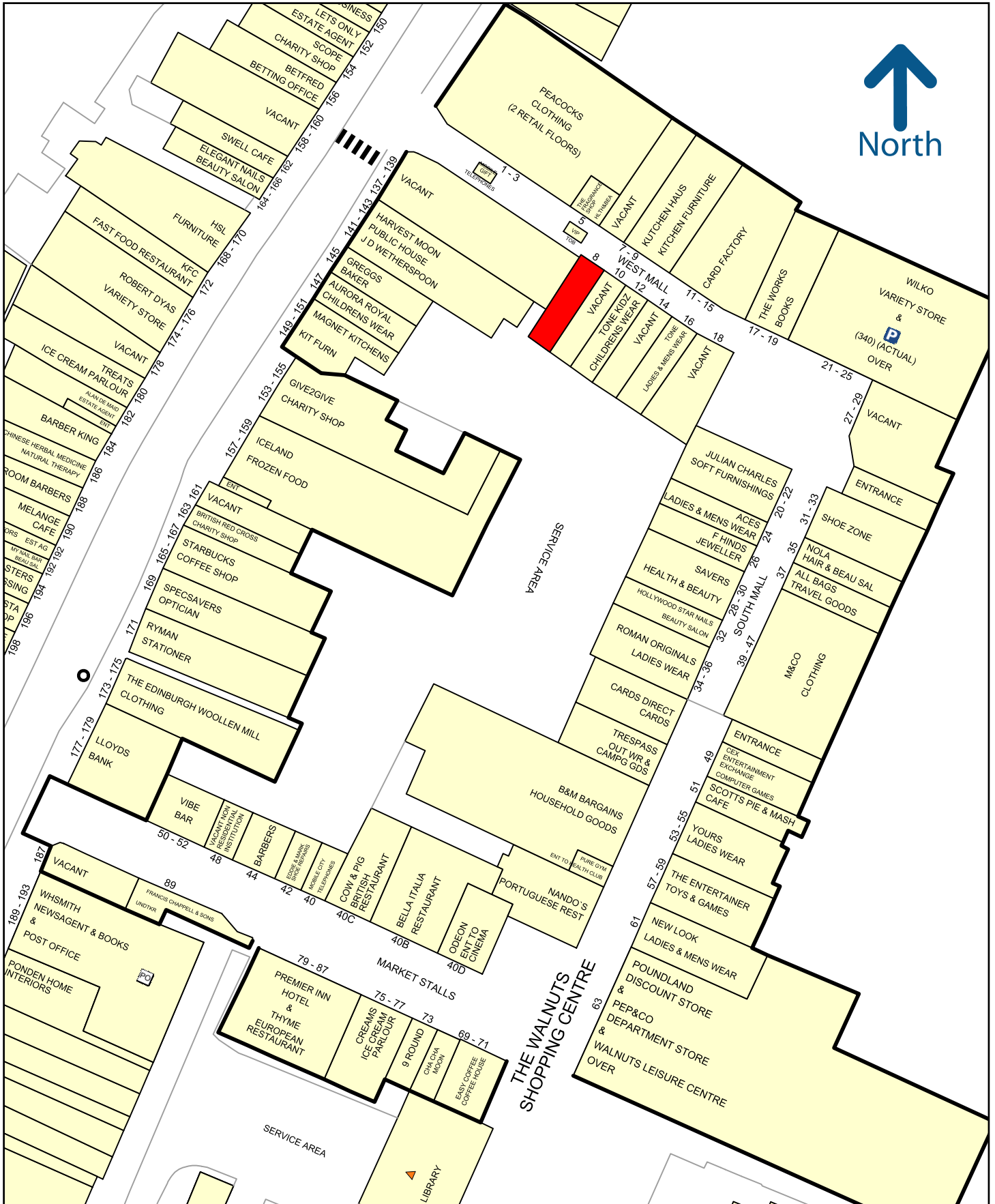
**FURTHER INFORMATION**

Andrew Shepherd  
020 7287 2155  
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)

Claudio Plamiero  
020 7287 2155  
[claudio@as-retail.co.uk](mailto:claudio@as-retail.co.uk)

**OR JOINT AGENTS**

KLM Retail  
020 7317 3700



50 metres

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

