



ORPINGTON

Unit 40C

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 subject unit is located within the open mall area, sitting adjacent to **Bella Italia** and in close proximity to **Odeon Cinema**, **Premier Inn**, **Nando's** and **Creams**. Other nearby occupiers include **Poundland**, **New Look** and **gRound**.

The premises benefits from A3 use and comes with a fully fitted kitchen and extraction.

ACCOMMODATION

The premises are arranged over Ground only, comprising the following approximate floor areas:

| | | |
|--------------|-------------|-------------|
| Ground Floor | 2,071 sq ft | 192.47 sq m |
|--------------|-------------|-------------|

TERMS

The premises are available for a term to be agreed.

RENTAL

Upon Application.

SERVICE CHARGE

The annual service charge is approximately £10,020 for the current year.

BUSINESS RATES

| | |
|-------------------------|------------|
| Rateable Value 2019 | £23,000.00 |
| Rates Payable 2019/2020 | £11,293.00 |

This property may be eligible 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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Claudio Palmiero

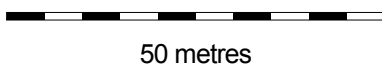
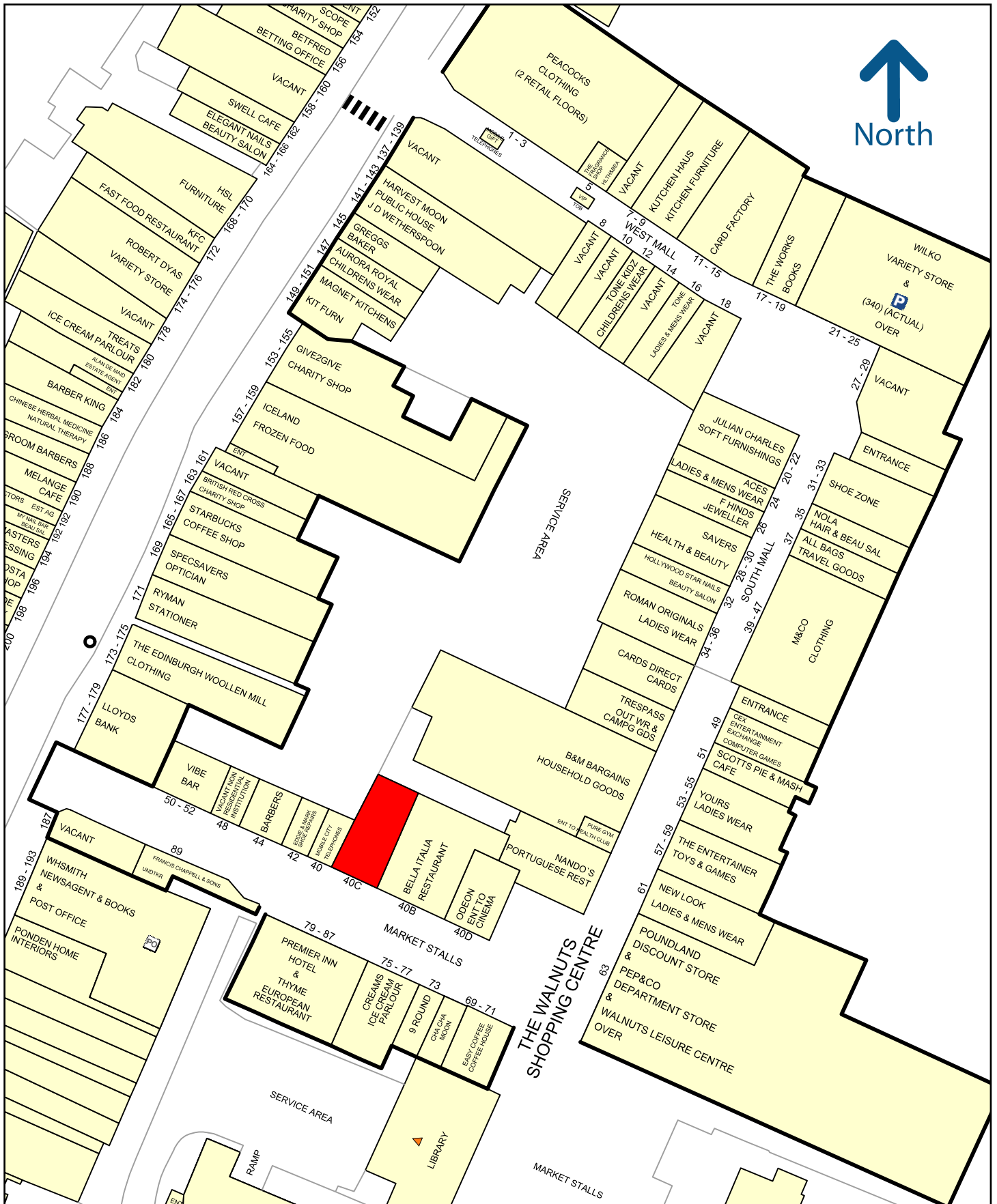
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OR JOINT AGENTS

KLM Retail

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