



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
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#### 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	£43,000.00
Rates Payable 2019/2020	£21,113.00

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

Andrew Shepherd

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Claudio Palmiero

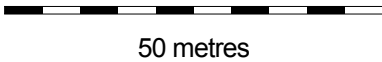
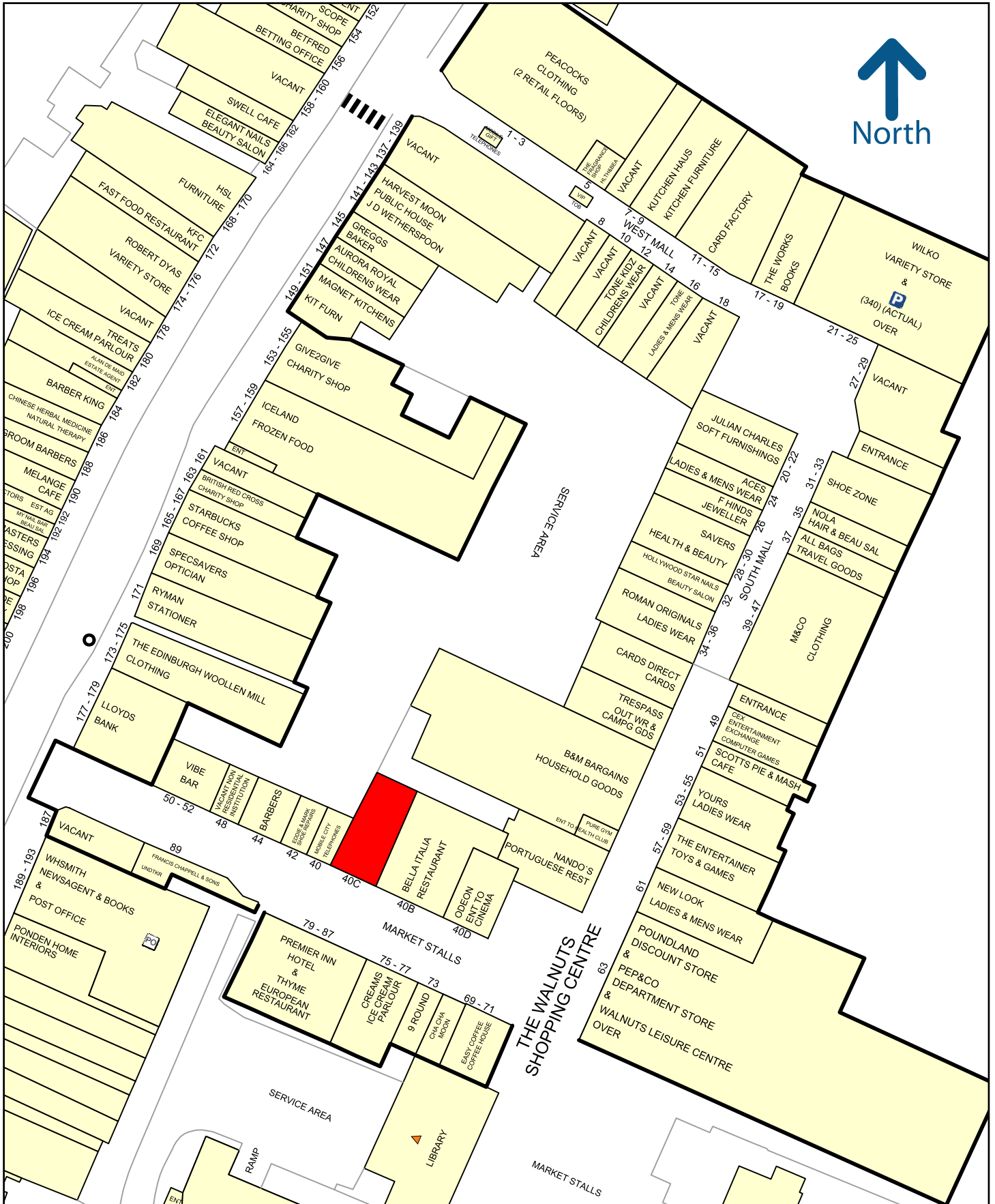
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#### OR JOINT AGENTS

KLM Retail

020 7317 3700



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 Created By: AS Retail Property Services Limited

