

**LOCK-UP SHOP (A1) / OFFICE (A2) WITH
PLANNING FOR TRAINING/TUITION CENTRE (D1)
TOTAL NET INTERNAL FLOOR AREA
APPROX. 83.79 M² (902 FT²)**

**30 CHISLEHURST ROAD
ORPINGTON
BR6 0DG**

TO LET OR FOR SALE FREEHOLD

LOCATION

On the north-east side of Chislehurst Road, just south of its junction with Elmcroft Road, and forming part of a northbound one-way traffic system. Occupying a tertiary trading position, about 400 metres (¼ mile) north of the High Street's core retail area. Pay & Display parking is available on the opposite side of the road and there is unrestricted on street parking in nearby side roads. The location is well served by numerous bus routes. Rail stations at Orpington and St Mary Cray are each approx. 1.6 kms (1 mile).

DESCRIPTION

The ground floor of a two-storey, mid-terraced, lock up shop (with residential above not included in the demise) under a pitched roof. Full height display window with central pedestrian door. Above this is a non-illuminated full-width fascia board. Rear pedestrian access is gained from Elmcroft Road via a shared footpath.

ACCOMMODATION (approx. net internal floor areas)

Ground Floor

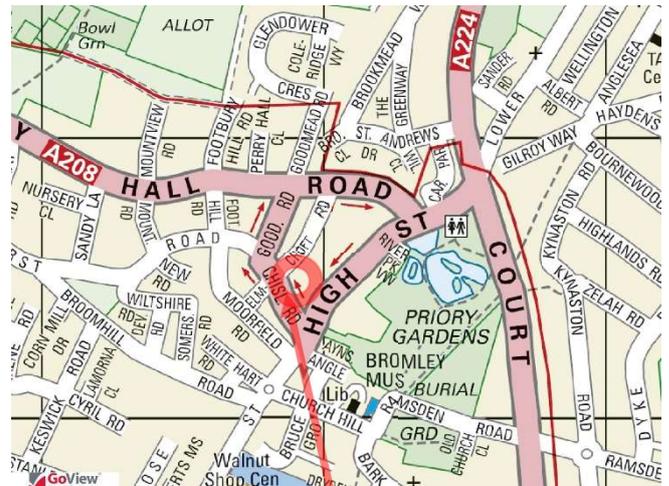
Internal Shop frontage:	4.65 m (14' 8")
Internal Shop depth (max.):	3.56 m (38' 5")
Retail area:	46.26 m ² (498 ft ²)
Internal partitioned office:	9.66 m ² (104 ft ²)
Kitchen:	2.32 m ² (25 ft ²)
Toilet	
Rear extension storage:	25.55 m ² (275 ft ²)
Total:	83.79 m² (902 ft²)

BUSINESS RATES

Description: Shop and premises
Rateable Value (2017): £8,600
Std. National Non-Domestic Multiplier: 0.512 (2020/21)

ENERGY PERFORMANCE ASSET RATING

Band: D (97)
C.R.N.: 0930-2025-0351-1650-6080
R.R.N.: 0218-4053-0215-0600-6591
Further details can be downloaded from the following website: www.ndepregister.com



TERMS

A new full repairing and insuring Lease for a period of 6 years at a commencing rent of £13,000 per annum exclusive, subject to a rent review at the end of the third year. **Freehold**, to include the Ground Lease of Flat, is available at a price of £200,000, subject to contract.

LEGAL COSTS

The lessee will be responsible for the payment of all legal costs, including those of the lessor and any abortive costs.

VIEWING

Strictly by prior appointment arranged through the **SOLE AGENT**.