

ORPINGTON

7 STANLEY WAY

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LINAYS

COMMERCIAL

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LEASE AVAILABLE - HAIRDRESSING/BEAUTY SALON PREMISES

Location

Orpington is a prosperous residential area located some 16 miles to the south of Central London and 5 miles from Bromley. The town is adjacent to the A224 and junctions 3 and 4 of the M25 motorway.

The property is located on Stanley Way at its junction with Marion Crescent approximately 1 mile from Orpington Town Centre.

The property is situated within an established local parade, surrounding occupiers including a range of retail and catering outlets.



Description

The premises have been fitted out to a good standard throughout leaving a new business with only minimal expenditure to start trading. The current layout provides three hairdressing stations, two fitted basins, make up area, two treatment rooms which could be utilised as tanning booths, staff room and WC's.

Amenities include gas central heating, suspended ceilings with spot lighting, floor coverings, security shutters, CCTV and reception facilities.

Accommodation

(With approximate dimensions and floor areas)

Internal Width	20'11"	6.7m
Internal Depth	22'8"	6.9m
Sales Floor Area Approx.	454sq.ft	42sq.m
Store Room	38sq.ft	3.5sq.m
Kitchen & WC		

Terms

The premises are held upon an existing full repairing and insuring lease for a term of years expiring in December 2021. The current rental is **£8,500 (Eight Thousand Five Hundred Pounds)** per annum exclusive. There is a rent review in 2019. The lease is contracted within the L&T Act and therefore renewable. A rental deposit to the sum of £2,125 (Two Thousand One Hundred and Twenty-Five Pounds) is held by the Landlord. Alternatively, the landlord may consider the grant of a new lease, subject to contract.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,409.75 (2016/17 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Tenants may be able to obtain partial or full rate relief and should discuss this matter with the London Borough of Bromley 0208 464 3333.

Legal Costs

The assignee is to be responsible for a contribution towards our client's legal costs incurred.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental price under current legislation.

Notes

We are advised by our clients that a service charge is levied by the owners in respect of a contribution towards the repair, maintenance, decoration and management of the common parts and structure. Full details awaited.

Internal Photographs



CEPC



THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property