

HUMMERSTONE & HAWKINS

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'E' CLASS PREMISES IN ORPINGTON TO LET



'E' class premises in Crays Parade available to let.

Total floor area of 47.2sq m / 510.05sq ft.

Front forecourt space and back access for deliveries and parking.

Premises forms part of an established shopping parade.

Ideally suitable for retails / office uses.

Available on a new lease, terms negotiable.

2 Crays Parade

Orpington

BR5 3HG

Tenure: TO LET

Rental: £12,500pa

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The property is situated within an established shopping parade with good access to the A2, less than 2 miles to the M25 Junction 4.

St Mary Cray train station is only a short walk from the property and provides regular rail links into Central London with a direct service into London Victoria with an approximate journey time of 20 minutes.

Crays Parade is located on Main Road which is off the junction to Sevenoaks Way, it is located within a busy shopping parade with many independent specialist retailers and also national such as The Post Office.

DESCRIPTION:

A glazed frontage incorporating a double entrance door leads through to an open plan retail area of approximately 500sq ft. To the rear is a small kitchenette and single toilet. The area is well presented throughout and would suit a variety of retail / office uses. At the rear is back access which leads to a back garden area which can be used as right of way for deliveries and access.

The property also has under floor electric heating throughout.

The property has space in the front forecourt for a single parking space or alternatively as an outside seating area.

RENT:

Rental offers are invited in the region of £14,500 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:

An EPC has been commissioned to be carried out.

RATES:

We understand that the property qualifies for small business rate relief however we advise all interested parties to make their own enquiries with the relevant council.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

