

RAPLEYS

rapleys.com
0370 777 6292

TO LET Trade Counter/Showroom unit

Former Arco premises, Cray Avenue, Orpington
Greater London BR5 3QB

CONTACT **Mike Bumford**
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Richard Curry
07876 747146 | richard.curry@rapleys.com



Prominent Trade Counter/
showroom unit

5,330 sq ft (495 sq m)

10 demised parking spaces

Prime retail and trade location
adjoining **Access Self Storage**

Nearby occupiers include
**Halfords Autocentre, Dulux
Decorating centre, Carpetright,
Easy Bathrooms, Marks &
Spencer, Next, Costa and
Nandos**

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Location

The property is prominently located on the busy Cray Avenue, a main arterial route into Orpington - providing direct access to the M20 and M25. The unit benefits from being situated in an established trade and retail area, adjoining **Access Self Storage** and in close proximity to **Formula One Autocentres, Dulux Decorating Centres, Honda dealership, Easy Bathrooms** and **Halfords Auto Centres**. The Nugent Shopping Park is also nearby with occupiers including **Marks & Spencer, Next, Maplin, Boots, Screwfix, TK Maxx, Nandos** and **Costa Coffee**.

Orpington is in the London Borough of Bromley, approximately 15 miles south east of Central London and in the commuter belt. St Mary Cray train station is a short distance to the north and Orpington train station to the south west, providing easy access into central London.

Description

The subject property comprises an end of terrace unit of steel portal frame construction and metal cladding. The premises also benefit from 10 demised parking spaces to the front of the building. Pedestrian access is via double glazed doors to the front elevation.

Internally, the property is arranged over ground floor only, comprising a predominantly open plan sales area with a warehouse and staff/customer WCs to the left hand side. The unit is finished to a basic standard and benefits from a ceiling height of 3.5 metres throughout.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Warehouse	174.2	1,875
Sales Area	292.4	3,147
WC's	23.9	258
Total	490.6	5,281

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

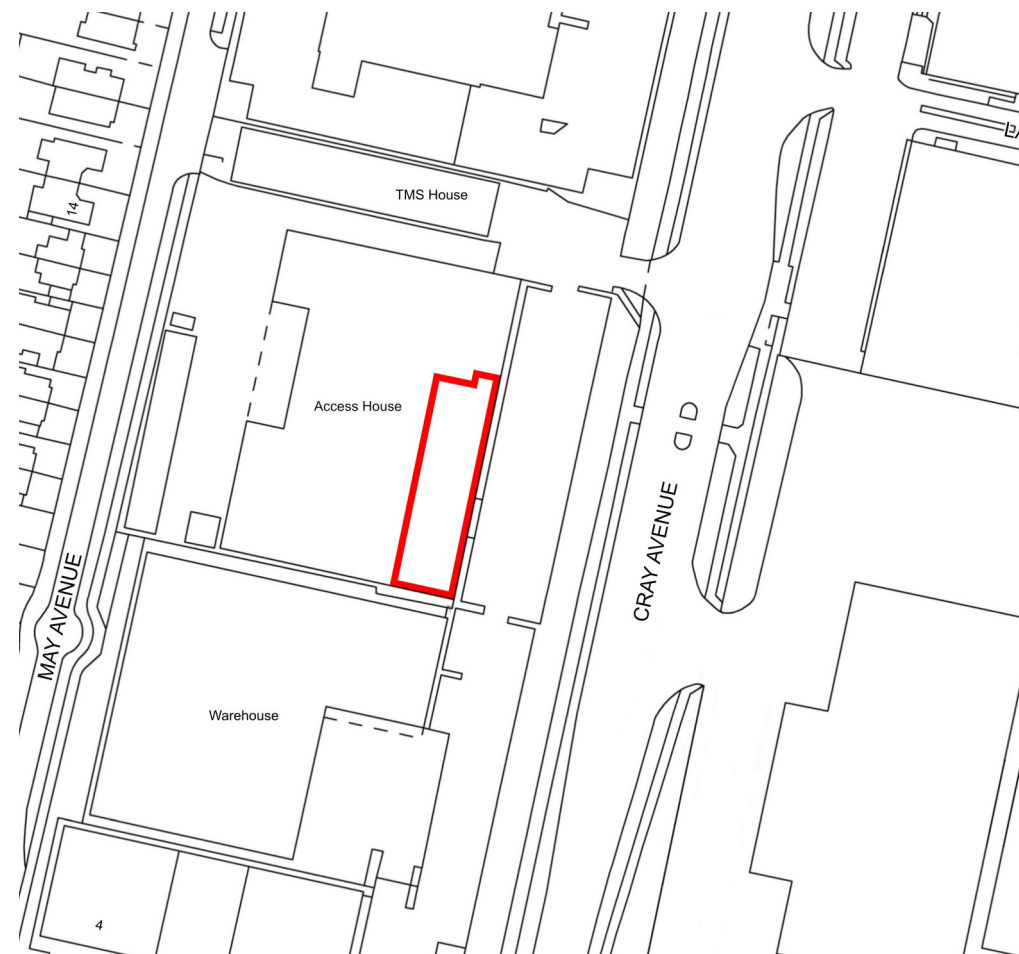
The property is to let on the basis of a new full repairing and insuring lease for a term to be agreed and at a commencing rent of £80,000 per annum exclusive.

Planning

The property benefits from Class E planning use and would suit a variety of uses including retail and leisure, subject to planning. Interested parties should make their own enquiries with the planning department at Bromley Council.

Energy Performance

Energy Performance Asset Rating: C



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Rating

We are advised that the Rateable Value for the property is £49,250 and the UBR for 2022/23 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment via the sole agent.

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