



Unit 3 Fordwich Close, Orpington, BR6 0TT

A ground floor Class E lock-up shop with an electric roller shutter and rear access to let under a new lease.

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Unit 3 Fordwich Close, Orpington, Kent, BR6 0TT

Rent: £15,000 per annum exclusive

LOCATION: - The property is situated on Fordwich Close, a small local parade within a dense residential area. There is unrestricted parking to the front of the parade promoting quick stop trade. Orpington train station is 1 mile away and Chislehurst Road / Perry Hall Road provide bus routes within walking distance. The surrounding area is a densely populated residential catchment which the parade is able to service.

DESCRIPTION: - The property comprises a ground floor shop fronted premises within a secondary local parade. There is an electric roller shutter at the front and a part glazed frontage. The property is internally partitioned as an entrance lobby, sales area and treatment rooms. There is a WC and kitchenette. There is a rear fire escape. The property was most recently used as a hair salon but is considered suitable for a variety of uses.

ACCOMMODATION: -

Gross frontage 5.658m (18ft)
Internal width 5.658m (18ft) reducing to 2.688m (9ft) after 10.46m (34ft)
Maximum shop depth 11.96m (39ft)
Sales area 63.166m² (679ft²)
WC
Kitchenette

USE/PLANNING: -We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order. The property is considered suitable for a variety of uses.

Interested parties should make enquiries of the Local Authority in respect of their intended use prior to offer.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £15,000 (Fifteen thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £4,500 (Four thousand five hundred pounds). Interested parties should make their own enquiries of the Valuation Office Agency in this regard.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 58 within Band C.

VAT: - All rental and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Date: 12.03.2025



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