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**RETAIL / OFFICE PREMISES
TO LET**

**ALEXANDRE HOUSE
399 CROFTON ROAD
LOCKSBOTTOM
ORPINGTON BR6 8NL**

LOCATION:

The premises are situated on the corner of Pallant Way and Crofton Road immediately adjacent to the BP Petrol Station, approximately 200 metres or so from its junction with Farnborough Common (A21), a busy and heavily trafficked intersection. The A21 joins directly to the north with Bromley town centre, whilst to the south, joins directly to the M25 London orbital motorway

The town has a number of multiple traders including Sainsbury's, Laithwaite's Wines, Costa Coffee, McColl's, Francis Chappell & Sons, Lidl, One-Stop along with a number of local independent concerns and well established restaurants including the renowned Chapter One Michelin star restaurant located at the junction of Crofton Road and Farnborough Common.

DESCRIPTION:

The premises forms a retail/office unit which is part of an attached two storey building of part timber cladding and brick construction, probably built in the 1980s. The retail unit benefits from a good and highly visible frontage to Crofton Road as well as return frontage to Pallant Way and rear frontage to Sainsbury's car park and onsite rear car parking.

ACCOMODATION:

The premises afford the following approximate Net Internal Areas:

Shop	630 sq ft – 36.4 sq m
WC/Wash hand area	
One car parking space	

RENT:

£28,500 per annum exclusive

TERMS:

The property is available by way of a new fully repairing and insuring lease for a period to be agreed but with provision for regular rent review.

RATES:

RV 2017

£20,000

UBR 2020-2021

49.9p in the £

Small business rate relief may be available. Further details may be found at: <http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC:

Rating D-87

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

V.A.T:

Under the Finance Act 1989 VAT may be chargeable on the rental or price quoted. The terms quoted exclude VAT

VIEWING:

Strictly via sole agents –

Baxter Philips – Tel: 020 8313 9000

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

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