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CORAL
5 Brittenden Parade High Street,
Green Street Green, Orpington
BR6 6BG



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Ladbrokes

TO LET

SHW

RETAIL – 655 SQ FT
23 Windsor Drive, Chelsfield, BR6 6EY

MAKING PROPERTY WORK

SHW.CO.UK

Rent | £16,500 PAX

LOCATION

The unit is located in a high footfall location on a very popular retail parade on Windsor Drive, a short walk from Chelsfield Railway station, a popular mainline commuter station.

Other occupiers on the parade include Lloyds Pharmacy and McColl's newsagents and a broad range of local occupiers.

The area is very densely populated, and only a short walk from Orpington.

DESCRIPTION

The unit is arranged over ground floor only comprises mainly open plan sales space, with storage space, a customer WC and a kitchen and staff WC to the rear.

The unit has been stripped out to be offered in white box condition. It also benefits from three phase power.

ACCOMMODATION (NIA)

Internal Width	16'6"	5.04m
Ground Floor Sales	588 sq ft	54.63 sqm
Ground Floor Ancillary	67 sq ft	6.27 sqm
Total	655 sq ft	60.85 sqm

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

£16,500 PAX.

RATES

The property has a rateable value of £10,750. This is not the amount you will pay.

VAT

VAT will not be chargeable on the terms quoted.

EPC

The property has an EPC rating of C – 56.

51-75

C

56 | c

LEGAL COSTS

Each party is to be responsible for their own legal fees.

George Harber - SHW

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