

ELDRED DRIVE CLINIC, BR5 4PE

LARGE CLASS E UNIT TO LET

AVAILABLE IMMEDIATELY

FORMER NHS HEALTH CENTRE – SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)
DEMISED CAR PARKING AND/OR LOADING BAY AREA
ADJACENT TO BUSY LOCAL SHOPPING PARADE WITH FREE ROADSIDE PARKING



LOCATION

The premises are part of a busy local shopping parade situated less than 1 mile from Orpington town centre within the London Borough of Bromley.

The premises are situated in a densely populated residential area and opposite **Harris Academy School & Leisure Centre**. Eldred Drive Local Shopping Parade contains **The Post Office, Premier Convenience Store** and a mix of independent operators including a pharmacy, café, bakery, barbers, fish & chip shop, Indian take-away and dry cleaners amongst others.

ACCOMMODATION

The premises are arranged over ground floor only offering the following approximate gross internal floor area:-

Ground Floor	-	246.65 m ²	2,655 sq ft
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The demise can include an external roadside area suitable for **car parking and/or a loading bay**.

There is **potential to extend the premises** to provide up to approximately 3,500 sq ft (325.15 m²). Further information available upon request.

LEASE

Available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

Rent upon application. VAT is applicable.

SERVICE CHARGE

Service charge information available upon request.

EPC

Energy Rating D. EPC available upon request.

BUSINESS RATES

Rateable Value	-	£8,900
Rates Payable (2024/25)	-	£4,441.10 pa

Interested parties are advised to make their own enquiries with the Local Authority.

COSTS

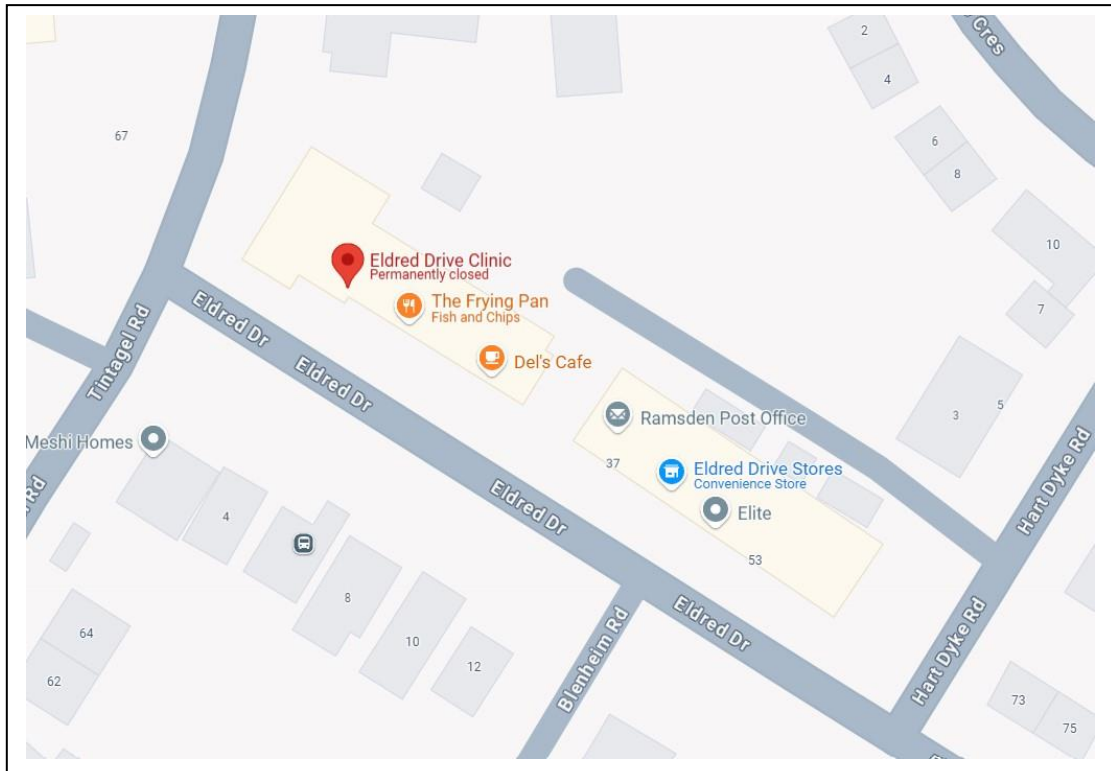
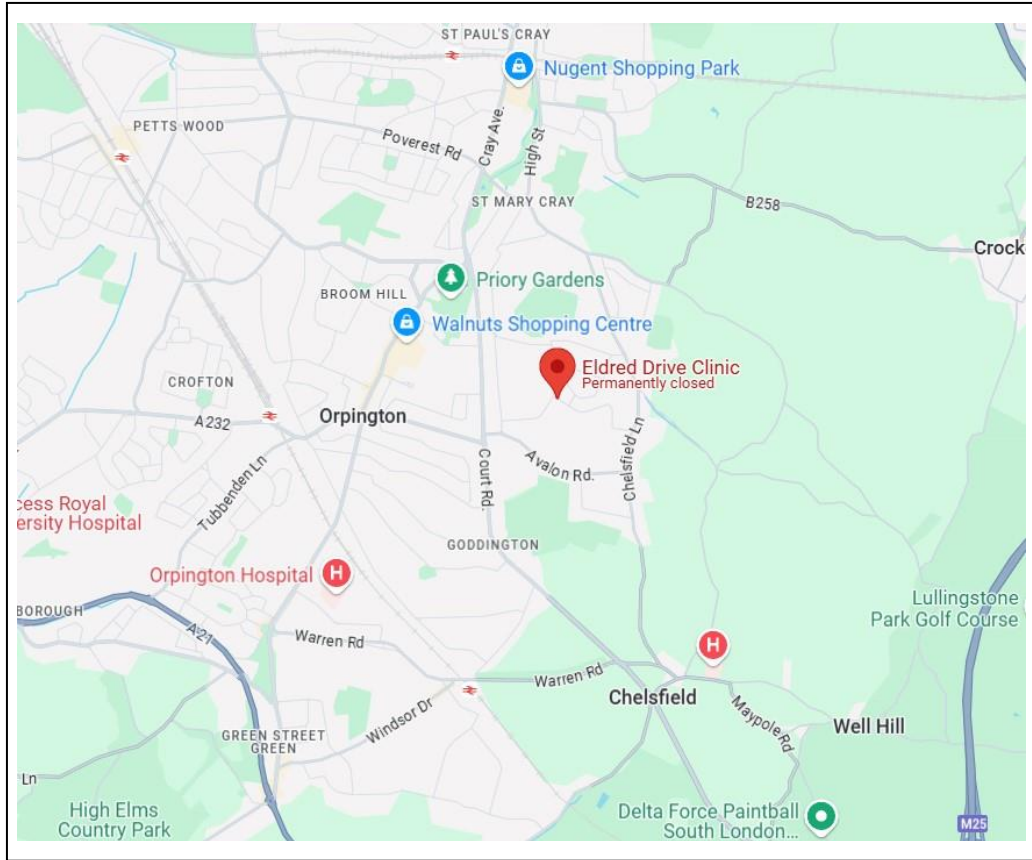
Each party is to be responsible for their own costs incurred.

VIEWING

Viewings can only be carried out by contacting:-

Jonathan Daniels
07775 948 774
jonathan@jmdcommercial.co.uk

ORPINGTON



SUBJECT TO CONTRACT. These particulars do not constitute an offer or contract. They are intended as a guide and are not intended to be construed as containing any representation of fact upon which any interested party is to rely. Interested parties should satisfy themselves as to the correctness of these particulars. No responsibility or warranty is made or given in these particulars by vendor, lessor or agent. All measurements are approximate. JMD Commercial Property Ltd; Registered in England and Wales Company Number 11705061; Registered Office 17a Ivel Road, Shefford, Beds, SG17 5LB.

