

# Shop - Orpington, BR5

TO LET



*Albion's Bakery*  
*Bakery and Sandwich Bar*

21 Tillingbourne Green,  
Orpington, BR5 2HR

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## Highlights

- Approximately 684 sq ft (63.6 square metres) arranged over ground floor
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - C

## Location

The property is located in a predominantly residential area at the junction of Tillingbourne Green and Ranmore Path, within the town of Orpington. Orpington is a popular commuter town within the London Borough of Bromley 13 miles southeast of central London and 4 miles from Bromley. The town benefits from excellent road communications being very close to the M25 Motorway (Junc 3 & 4) and its junctions with the A20 and A21. St Mary Cray Rail Station (Zone 6), is approximately 0.5 miles from the property and provides regular rail services to London Victoria, London Blackfriars, Sevenoaks and Ashford International via Maidstone East.

Please note all times and distances given are approximate only.

## Description

A ground-floor commercial unit measuring 684 square feet (63.6 square metres). We understand it benefits from Class E planning consent and would be suitable for a range of uses subject to obtaining appropriate consents.

Please note that the sizes given are approximate only and have been obtained from the VOA. All interested parties are advised to rely on their own inspection and survey.

## Business Rates

2025 Ratable Value: £6,200

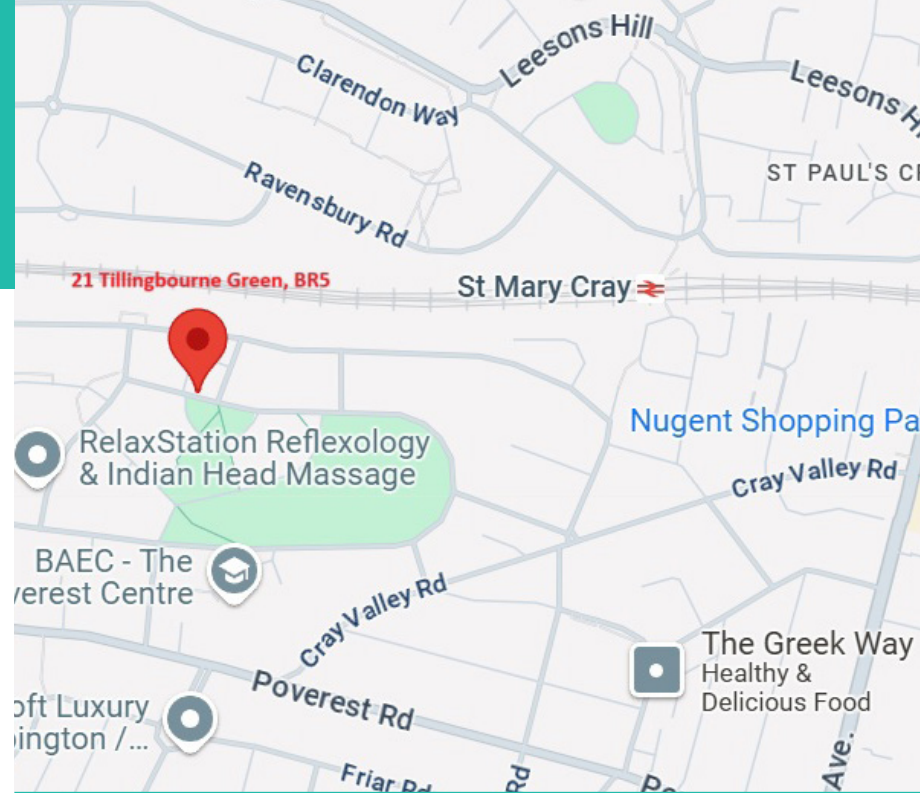
UBR (2025/26): 49.9p/£

Rates Payable: £3,093.80

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Bromley business rates department.

## Terms

The property is available with a new FRI lease at £16,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£16,000 per annum

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