

Ref: AGT/tah/0:3500

SHORT TERM LETTING AVAILABLE

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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Orpington, Kent. BR5 1NA
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TO LET

**SELF-CONTAINED OFFICE BUILDING
PROMINENT TOWN CENTRE LOCATION
APPROX 1430 SQ.FT (132.85m²)
WITH PRIVATE CAR PARKING**



65 TWEEDY ROAD, BROMLEY, KENT BR1 3NH

LOCATION: Situated in a prominent position fronting Tweedy Road (A21 - Town Centre Ring Road) and within approximately 50 yards of Bromley North Railway Station. Town centre shopping facilities including the High Street and The Glade Shopping & Leisure Centre are within 500 yards of the property.

DESCRIPTION: Comprises a mid-terrace period building arranged on ground and two upper floors with private car parking to the rear

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

3500

ACCOMMODATION:

(with approximate dimensions and floor areas)

Ground Floor - 540 sq.ft (50.17m²)

First Floor - 579 sq.ft (53.79m²)

Second Floor - 315 sq.ft (29.26m²) - sublet

Total Floor area approx 1435 sq.ft (133.31m²)

Features and amenities (all untested)

- Gas central heating
- Air conditioning units - Ground & 1st floors
- Kitchen
- Ladies & Gents Cloakroom/Wc's
- Private car park to the rear (6 spaces)

TERMS:

The premises are to be let upon a full repairing and insuring lease at terms to be agreed. The lease is to be granted outside of the provisions of the Landlord & Tenant Act 1954.

RENT:

£15,000 per annum exclusive.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £5,596.25 (2010/2011 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

The ingoing tenant is to be responsible for the payment of both parties legal fees.

VAT:

We are advised by our clients that VAT ***will*** be payable upon the rental under current legislation.

VIEWING:

**STRICTLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property