

Ref: AGT/sg /0:3532

**A2 USE**



PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,  
Orpington, Kent. BR5 1NA  
Tel: 01889 875511 FAX: 01889 831416  
Email: [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)  
Web: [www.linays.co.uk](http://www.linays.co.uk)

**TO LET**  
**GROUND FLOOR**  
**DOUBLE OFFICE/SHOP UNIT**  
**PROMINENT POSITION**

**OF PARTICULAR INTEREST TO SOLICITORS, ACCOUNTANTS,  
IFA'S AND OTHER PROFESSIONAL USERS**



**40/42 HOMESDALE ROAD, BROMLEY BR2 9LD**

**LOCATION:**

Situated in a prominent position within an established retail and commercial area approximately 250 yards from the junction with Masons Hill (A21) and less than half a mile from Bromley South railway station.

**DESCRIPTION:**

Comprises a double fronted ground floor lock-up shop unit (with A2 office use) plus rear private office and cloakroom/wc.

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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

**ACCOMMODATION:** (with approximate dimensions and floor areas awaiting full inspection)  
**GROUND FLOOR AREA APPROX 1100 SQ.FT. (102.19M<sup>2</sup>) including Staff Area, Kitchen and Cloakrooms/wc's.**

**FEATURES (all untested) include:-**

- **Glazed display frontage**
- **Suspended ceilings**
- **Category II lighting**
- **Carpets/floor coverings**
- **Security shutter**

**TERMS:** To be let upon a full repairing and insuring lease at terms to be agreed

**RENT:** £20,000 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 **Unit 40: £3,663.60 and Unit 42: £3,637.20 2011/2012 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 **not** be payable upon the rental under current legislation.

**VIEWING:** **STRICTLY by arrangement with the Joint 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