

Ref: AGT/sg /0:3700



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET
SELF-CONTAINED OFFICE BUILDING
PROMINENT POSITION WITH DISPLAY FRONTAGE
OFFICE AREA APPROX. 1,637 SQ.FT. (152.16M²)
PLUS STORAGE 350 SQ.FT. (32.49M²)



70 HIGH STREET, CHISLEHURST BR7 5AQ

LOCATION:

Situated in a prominent and central location diagonally opposite the Sainsbury's Supermarket and adjacent to an extensive Town Centre car park.

DESCRIPTION:

Comprises a mid-terraced Period style self-contained office building arranged on basement/garden level, ground, first and second floors. The ground floor offers offices with display/shop style frontage with storage and office within the basement/garden level plus private offices to the ground, first and second floors. The offices have the benefit of carpet/floor coverings, heating, fluorescent lighting, kitchen and cloakroom/wc's.

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

0.3700

ACCOMMODATION:

(with approximate floor areas)

BASEMENT/GARDEN LEVEL

2 Store Rooms: 350 sq.ft. (32.49m²)

Rear Office: 171.36 sq.ft. (15.92m²)

Entrance Hall

Display Front Office: 316.25 sq.ft. (29.38m²)

Rear Office: 138.50 sq.ft. (12.87m²)

Kitchenette

Ladies' & Gent's cloakrooms/wc's

FIRST FLOOR

3 Private Offices: 613 sq.ft. (56.95m²)

SECOND FLOOR

2 Private Offices: 398 sq.ft. (37.04m²)

OFFICE AREA APPROX 1637 SQ.FT. (152.16M²)

STORAGE AREA APPROX 350 SQ.FT. (32.49M²)

TERMS:

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

RENT:

£25,000 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 **£7,794** (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 agreed 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