

BROMLEY

YEOMAN'S COURT, 135-137 MASONS HILL

BR2 9HT

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – PROMINENT GROUND FLOOR UNIT - APPROX 1,775 SQ FT (174.29M²)
RETAIL, SHOWROOM, MEDICAL, OFFICE, LEISURE & GYM USE (STPP)**

Location

Bromley is a popular and thriving London suburb located within the London Borough of Bromley, the largest borough in Greater London located approximately 11 miles south east of Central London. Bromley is served by two railway stations. Bromley North and South providing regular train service to London Victoria and London Blackfriars Station, with fastest journey times of less than 18 mins. The property occupies a highly prominent position fronting the A21 (Masons Hill) which is the principal arterial route serving the town centre and allows the premises to benefit from exceptional prominence and significant passing traffic.



Accommodation

The following approximate gross internal floor area;

Total Floor Area: 1,775 sq ft 174.29 sq m

Description

The available space forms the ground floor of an attractive detached three-story office block with return frontage onto Devonshire Square. Features include air conditioning, suspended ceilings with integrated fluorescent lighting and three full height windows to Masons Hill with two corner pedestrian entrances. The space is currently arranged to provide partitioned areas however could easily be rearranged to offer a large open plan space with WC and kitchenette. Internally the premises are fitted out to a good standard throughout and are considered suitable for a wide range of occupiers including, retail, leisure, office, medical and gym (subject to planning permission).

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

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£Upon Application**.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of the common parts and structure.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are; Ground floor £13,927.25 (2018/19 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

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

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building



Ground & 2nd Floor
Yeomans Court
135 Masons Hill
BROMLEY
BR2 9HT

Certificate Reference Number:
0212-0334-6219-9792-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 49

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 384
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 31.72
Primary energy use (kWh/m² per year): 187.62

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
82 If typical of the existing stock

Viewings

Available by prior appointment with Linays Commercial Limited and Michael Rogers.



Adrian Tutchings
Mike Lewis

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