

BECKENHAM

6 CHANCERY LANE

BR3 6NR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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**TO LET – PERIOD OFFICE BUILDING
MAY CONSIDER THE SALE OF THE FREEHOLD**

Location

Situated in the Chancery Lane Conservation Area just off Bromley Road (A222) and within ½ mile of Beckenham High Street and Beckenham Junction railway/metro stations. The property is adjacent to the Bromley Road shopping area which includes a range of retail and restaurant properties plus The Chancery Public House and the Jolly Woodman Public House.



Description

Comprises a 2 storey period building offering ground and first floor office accommodation plus kitchenette and cloakroom/WC. To the rear there is a small paved courtyard. The property forms part of a terrace of period style office and residential properties.

Accommodation/Features

ACCOMMODATION (with approximate dimensions and floor areas)

Ground Floor with display windows to Chancery Lane

Open plan office area:

16'6 (5.03m) narrowing to 8'11 (5.03m) x 27'0 (8.23m)

Ground floor office area approx 310 sq ft (28.80m²)

Kitchen with door to small paved courtyard

Cloakroom/WC

Staircase to first floor

First Floor open plan office area, feature lighting and fireplace

Rear private office area approx 348 sq ft (32.40m²)

TOTAL FLOOR AREA 658 SQ FT (61.22M²)

FEATURES (all untested)

Conservation area

Feature lighting

Kitchenette

Gas central heating

Carpets/floor covering

Display Window frontage

Terms – Rent/ Price

The property is available to let on the basis of a new effectively full repairing and insuring lease at terms to be agreed at a commencing rent of **£16,000 per annum exclusive**. Rent is payable quarterly in advance. **May sell freehold £495,000**

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,415.70 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Interested parties may be able to obtain concessions of up to 100% of the rates payable. Please contact London Borough of Bromley Business Rates Section for more information.

Legal Costs

Each party to be responsible for their own legal fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Notes

Please note that a Director of Linays Commercial Limited must declare a personal interest in these premises by way of freehold ownership.

Commercial Energy Performance Certificate



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings
Mandeep Cheema
Toby Allitt

Email:
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mc@linays.co.uk
ta@linays.co.uk

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