# **BECKENHAM**

**6 CHANCERY LANE** 

BR3 6NR



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.



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.

## 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



## **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 (28.80m<sup>2</sup>)

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 TOTAL FLOOR AREA

348 sq ft (32.40m<sup>2</sup>) 658 SQ FT (61.22M<sup>2</sup>)

**FEATURES** (all untested)

Conservation area Feature lighting Kitchenette Gas central heating Carpets/floor covering Display Window frontage

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.

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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**

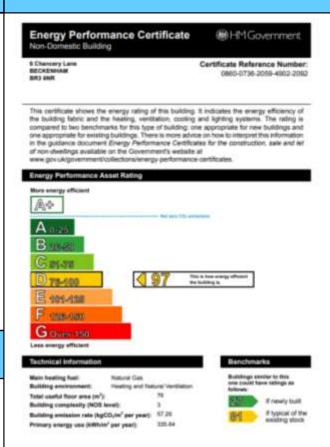
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,415.70 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

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.

#### **Commercial Energy Performance Certificate**



#### **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.

## **Viewings**

Available by prior appointment via Linays Commercial Limited.



Contact: Email:

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Toby Allitt ta@linays.co.uk

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