

CHISLEHURST

57 HIGH STREET

BR7 5AF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

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**LEASE AVAILABLE – GROUND FLOOR OFFICE UNIT (A2 USE)
AVAILABLE DUE TO RELOCATION**

Location

Chislehurst is an affluent residential suburb situated in north Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 miles) to the south west, with regular train services providing access to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross.

The property is situated in a prominent and central position with surrounding occupiers including Costa Coffee, Lloyds Pharmacy, Café Nero, Coral and Cote Brasserie. Pay and display parking is available at the road side with an additional car park located just off of the High Street.



Accommodation

(with approximate dimensions and floor areas)

Internal Width	15'2"	4.6m
Sales Depth	30'4"	9.2m
Sales Area:	457 sq ft	42m²
Kitchen & WC		

Description

Comprises a mid-terrace ground floor office unit with rear staff area/ kitchenette and WC. Features include comfort cooling, fully glazed shop front and floor coverings. The unit previously traded as a firm of Estate Agents.

Terms

Available by way of assignment or sub-lease. The premises are held upon an existing full repairing and insuring lease expiring in September 2034 at a current rental of **£28,500 per annum exclusive** subject to rent review at five yearly intervals. The next review is September 2019.

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 shop premises are £7,544.25(2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.

Legal Costs

Each party to bear their own legal and professional fees.

VAT

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

Planning

The property is trading under an A2 (Estate Agent) Financial and Professional use class of the Town & Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to The London Borough of Bromley Planning Department.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



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CHISLEHURST
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Certificate Reference Number:
9181-3032-0283-0100-6595

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

76

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	50
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	123.46
Primary energy use (kWh/m ² per year):	730.29

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

79

If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



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