

BROMLEY

14 EAST STREET

BR1 1QX

LINAYS

COMMERCIAL

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

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**TO LET – PROMINENT CORNER UNIT WITH A1 RETAIL USE
APPROX 940 SQ.FT (87.33 SQ.M)**

Location

Bromley is a major district center situated some ten miles to the Southeast of Central London, with two mainline railway stations offering frequent services to central London. The town offers comprehensive shopping, leisure, retail and catering activities.

The property is situated in a prominent corner position at the junction East Street and South Street, only a short distance from the Glades Shopping Centre, High Street, Market Square and Bromley North Railway Station. East Street has recently been the subject of extensive regeneration as part of a number of town center improvements.



Description

The premises comprises an end of terrace retail lock up shop unit, currently arranged to provide sales area, ancillary storage, staff facilities and external store.

We believe the premises could be suitable for a wide range of occupiers.

Accommodation

(with approximate dimensions and floor areas)

| | | |
|---------------------------------|------------------|---------------------|
| Sales Area | 617 sq.ft | (57.32 sq.m) |
| Storage | 230 sq.ft | (21.37 sq.m) |
| Total Ground Floor Area: | 847 sq.ft | (68.69 sq.m) |
| External Store | 93 sq.ft | (8.64 sq.m) |

Terms

The premises are available to let on the basis of a new full repairing and insuring lease at terms to be agreed at a commencing rental of **£28,000 (Twenty-Eight Thousand Pounds per annum exclusive)**.

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/Lesseees 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/Lesseees 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 | Commercial Energy Performance Certificate |
|---|---|
| <p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £12,694.75 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> | <p>Assessment Awaited</p> |
| <h3>Legal Costs</h3> | |
| <p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p> | |
| <h3>VAT</h3> | |
| <p>We have been advised by our clients that VAT will not be payable upon the rental payable under current legislation.</p> | <h3>Viewings</h3> |
| <h3>Notes</h3> | <p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="954 1373 1235 1570" data-label="Image"> </div> <p>Contact: Mandeep Cheema Adrian Tutchings</p> <p>Email: mc@linays.co.uk commercialproperty@linays.co.uk</p> |

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