

# BROMLEY

35 HIGH STREET

BR1 1LD

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – PROMINENT GROUND FLOOR FORMER BANK PREMISES  
A1 RETAIL & A2 USE – APPROX 688 SQ.FT (63.91 SQ.M)**

## Location

Bromley is a major district centre situated approx 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 facilities. The premises are situated at the southern end of the High Street and surrounding occupiers include Sainsburys Local, Starbucks, Greggs and Waitrose. The new St Marks Square development is in close proximity which includes a Vue Cinema, Travelodge, Nando's and Pizza Express.



## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	17'	5.2m
Sales Depth:	<u>40'3"</u>	<u>12.3m</u>
Sales Area:	668sq.ft	62sq.m
Basement	316 sq.ft	( sq.m)
WC		

## Description

The property is set out over ground and basement floor level and currently arranged to provide open plan sales area with glass partitioned meeting room all fitted out to a good standard throughout. Features include good levels of natural light with a glazed return frontage, air conditioning (untested) and suspended ceilings. The premises would suit a wide range of operators including office and retail.

## 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 **£43,000 (Forty Three 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/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 **TBA** (2019/20 assessment)  
Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

## VAT

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

## Planning

The property has most recently been used as a bank falling under Class A2 (Financial and Professional Services) of the Town & Country Planning Use Classes Order 1987. We understand that permitted change to A1 Retail would be applicable but interested parties are advised to make their own enquiries to The London Borough of Bromley.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



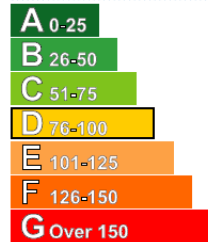
35 High Street  
BROMLEY  
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Certificate Reference Number:  
0180-0338-5659-0607-8006

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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



94 This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	367
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	96.89
Primary energy use (kWh/m <sup>2</sup> per year):	573.12

### Benchmarks

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

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema  
Email: mc@linays.co.uk

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