

BROMLEY

201-203 HIGH STREET

BR1 1NY

LINAYS

COMMERCIAL

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**TO LET – FORMER BAR PREMISES – A1/A2/A3 & A4 PLANNING USE
ALTERNATIVE USES CONSIDERED – PROMINENT HIGH ST POSITION**

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 in a prominent position at the northern end of the High Street and surrounding occupiers include The Greyhound PH, Havet and Sainsburys.



Description

The property comprises a end of terrace self-contained building set out over basement, ground and first floor level beneath a flat roof. The ground floor is currently arranged to provide open plan sales/lounge area, fitted bar, kitchen and function room. The first floor provides ladies and gents WC's.

Features include good levels of natural light with a glazed frontage, air conditioning (untested), three phase power and a gas supply. The premises would suit a wide range of operators including restaurant and retail.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	28'9"	9.11m
Sales Depth:	38"	11.5m
Sales Area:	1192sq.ft	110sq.m
Kitchen:	457sq.ft	42sq.m
Basement:	130sq.ft	12.1sq.m
1 st Floor:	Ladies & Gents WC's	

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 **£40,000 (Forty 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 £16,908.75 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

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 price under current legislation.

Planning

The property has most recently been used as a bar falling under Class A4 (Cocktail Bar) of the Town & Country Planning Use Classes Order 1987. We understand that permitted change to A1 Retail, A2 Professional & Financial Services and A3 Restaurant/Cafes would be applicable but interested parties are advised to make their own enquiries to The London Borough of Bromley. A copy of the premises licence authorising the sale and supply of alcohol is available on request.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



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BROMLEY
BR1 1NY

Certificate Reference Number:
0080-5935-0327-1580-7070

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+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

100 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 234
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 189.86
Primary energy use (kWh/m² per year): Not available

Benchmarks

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

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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Email:
mc@linays.co.uk

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