

BROMLEY

40-42 HOMESDALE ROAD

BR2 9LD

LINAYS

COMMERCIAL

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

01689 875 511

**FOR SALE OR TO LET – DOUBLE FRONTED OFFICE/SHOP UNIT
APPROX 800 SQ.FT (74.32 SQ.M) – AVAILABLE SEPERATELY OR COMBINED**

Location

Bromley is a popular town located within the London Borough of Bromley, the largest borough in Greater London located approximately 11 miles south east of Central London.

Bromley South Railway Station is located approx. 0.9 kilometres (4-minute drive) from the subject property and such provides regular train service to London Victoria and London Blackfriars Station, with fastest journey times less than 20 minutes.

The property benefits from significant passing traffic and occupies a prominent position fronting Homesdale Road (B265).



Accommodation

(with approximate dimensions and floor areas)

No 40	398 ft ²	(36.98 m ²)
No 42	402 ft ²	(37.35 m ²)
Total Potential Sales Area	(800 ft²)	(74.32 m²)
Rear Kitchenette	44 ft ²	(4.10 m ²)
Rear WC	-	-
Rear WC	-	-

Description

The premises comprise a double fronted ground floor lock-up shop. We are advised that the premises fall within Class A2 (Financial and Professional Services) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

The property is currently partitioned through the center to provide two office/retail units plus rear private offices and cloakroom/WC facilities.

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

Ref: nl/5038

Price/ 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 **£20,000** per annum exclusive. Alternatively, the units are available in isolation at a rental of **£12,000** per unit. Rent payable quarterly in advance.

Our client will consider offers for the freehold interest and offers are invited.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises (2019/20 assessment) are:

Unit 40 – £5,511

Unit 42 – £5,386

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Fees

Both parties to pay their own parties legal and professional fees.

VAT

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

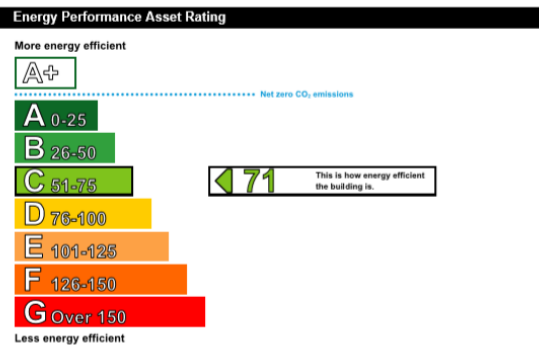
Commercial Energy Performance Certificate

Energy Performance Certificate 
Non-Domestic Building

40-42 Homsdale Road
BROMLEY
BR2 9LD

Certificate Reference Number:
0920-0731-3109-6270-6092

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.



Technical Information		Benchmarks
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows: 25 If newly built 75 If typical of the existing stock.
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m ²):	98	
Assessment Level:	3	
Building emission rate (kgCO ₂ /m ² per year):	91.93	
Primary energy use (kWh/m ² per year):	543.8	

Viewings

Strictly available by prior appointment with Linays Commercial Limited.



Contact:
Toby Allitt
Mandeep Cheema

Email:
ta@linays.co.uk
mc@linays.co.uk

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