

# BROMLEY

1<sup>st</sup> & 2<sup>nd</sup> FLOORS, 19-20 MARKET SQUARE

BR1 1NA

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – B1 /D1 /D2 USE CLASS PREMISES (STPP) - TOWN CENTRE LOCATION  
FLOOR AREA APPROX 5,865 SQ.FT (544 SQ.M)**

## Location

Bromley is a major district centre situated some ten miles to the south east 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 property is situated in a central position and the available space is arranged at first and second floor within a mixed-use building. The ground floor is occupied by Five Guys and surrounding occupiers include Starbucks, Café Rouge and Carphone Warehouse.



## Description

The available premises comprises large, open plan floor space considered suitable for a wide range of occupiers including medical, leisure, education or business use, subject to planning.

The unit is offered in shell and core ready for an occupiers fit out with kitchen and WC facilities.

Access to the accommodation is via a shared service off of Widmore Road.

## Accommodation

(with approximate floor areas)

First Floor:	5507sq.ft	511sq.m
Second Floor:	<u>358sq.ft</u>	<u>33sq.m</u>
<b>Total Floor Area:</b>	<b>5865sq.ft</b>	<b>544sq.m</b>

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring sub-lease for a term of years to be agreed at a commencing rent of **£45,000 (Forty Five Thousand Pounds)** per annum exclusive.

The lease will be contracted out of the Landlord and Tenant Act 1954 (as amended).

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 that the property will be re-assessed following completion of a letting. Interested parties are strongly advised to check with the local authority.

<https://www.bromley.gov.uk/site/>

## VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount under current legislation.

## Legal Fees

Each party to bear their own legal and professional fees incurred in respect of this transaction.

## Service Charge

A service charge will be levied to cover costs of repair, decoration, maintenance and management of the common parts and structure. Further details available on request.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



20 Market Square  
BROMLEY  
BR1 1NA

Certificate Reference Number:  
0250-7956-0338-8220-4060

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



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 58 This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

#### Technical Information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 967  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 48.16  
 Primary energy use (kWh/m<sup>2</sup> per year): 283.52

#### Benchmarks

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

## Viewings

Strictly by appointment with;



Contact:  
Mandeep Cheema

Email:  
[mc@linays.co.uk](mailto:mc@linays.co.uk)