

BROMLEY

57-59 HOMESDALE ROAD

BR2 9LB

LINAYS COMMERCIAL

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

01689 875 511

**LEASE AVAILABLE – ESTABLISHED & PROMINENT A3 RESTAURANT
APPROX 2,008 SQ.FT 186.55 (SQ.M)**

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 from the subject property and such provides regular train service to London Victoria.

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



Description

The property comprises an attractive, detached building of brick construction beneath a pitched roof.

The subject premises are set out at ground floor level and provide an open plan restaurant area, function room, comprehensively fitted kitchen, external seating area with electric canopy, ladies and gent's WC facilities, rear storage and yard area for deliveries.

The business is currently trading as an established Italian restaurant, though the premises would suit a range of cuisines or trading styles. The premises are currently licenced to provide private civil partnership ceremonies.

Accommodation

(with approximate dimensions and floor areas)


Entrance Lobby	52 Ft ²	(4.81 M ²)
Restaurant Area	1131 Ft ²	(105.06 M ²)
Function Room	335 Ft ²	(31.09 M ²)
External Seating Area	294 Ft ²	(27.35 M ²)
Kitchen	438 Ft ²	(40.73 M ²)
Ladies & Gents WC's	-	-
Staff WC	-	-
External Storage	52 Ft ²	(4.81 M ²)

Total Floor Area (Internal) 2,008 Ft² (186.55 M²)

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/5067

Terms	Commercial Energy Performance Certificate
<p>The premises are held upon an existing full repairing and insuring lease expiring on the 2nd April 2033. The current rental is £45,000 per annum exclusive. The Lease is contracted within the security provisions of the Landlord and Tenant Act 1954.</p>	<p>Assessment Awaited</p>
<h3>Premium</h3>	
<p>£195,000 (One Hundred and Ninety-Five Thousand Pounds) for the benefit of the leasehold interest, client's goodwill plus fixtures and fittings.</p>	
<h3>Legal Fees</h3>	
<p>The ingoing tenant is to make a contribution towards the landlord's legal fees.</p>	<h3>Viewings</h3>
<h3>VAT</h3> <p>We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.</p>	<p>Viewings available strictly by prior appointment with Linays Commercial Limited.</p> <div data-bbox="954 1377 1235 1577"><p>LINAYS COMMERCIAL 26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831418 01689 875 511</p></div> <p>Contact: Toby Allitt</p> <p>Email: ta@linays.co.uk</p>

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