

BROMLEY

28-30 CHATTERTON ROAD

BR2 9QN

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – PROMINENT DOUBLE FRONTED UNIT – 636SQ.FT (59SQ.M)



Location/Description

Bromley is a popular town with a population of approximately 275,000 located 12 miles south-east of Central London. The premises are situated within Chatterton Village approximately 1 mile from Bromley South Railway Station. Chatterton Village offers a variety of shops, offices, a public house, restaurants and residential dwellings.

The premises comprise an end of terrace single story retail unit with front forecourt areas. Internally the premises are arranged to provide entrance reception/waiting area, partitioned clinical room, kitchen and WC. Features include good levels of natural light with a glazed frontage and gas central heating.

Accommodation

(with approximate dimensions and floor areas)

Gross Frontage:	49'3"	15m
Internal Depth:	15'7"	4.8m
Total Floor Area:	636sq.ft	59sq.m
Kitchen		
WC		

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 **£17,000 (Seventeen Thousand Pounds) per annum exclusive**. A rental deposit is to be held by the Landlord.

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

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £6,763.50 (2019/2020 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority.

VAT

We are advised by our clients that VAT **WILL** be payable on the rental amount under current legislation.

Planning

The property has most recently been used as a Veterinary Clinic falling under Class D1 of the Town & Country Planning Use Classes Order 1987.

Our clients will consider alternative uses subject to the grant of planning permission including but not limited to retail, leisure, education or medical space (stpp).

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



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Certificate Reference Number:
0350-0434-0649-6499-6002

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

58

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 66
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 100.73
Primary energy use (kWh/m² per year): Not available

Benchmarks

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

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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