

# BROMLEY

18 LETCHWORTH DRIVE

BR2 9BE

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**TO LET - GROUND FLOOR SHOP PREMISES - APPROX 1409 Ft<sup>2</sup> (131 M<sup>2</sup>)**

## Location

Bromley is a major district centre situated some ten miles to the southeast of central London.

Bromley South Railway Station is located approx. 1 kilometer from the subject property, such provides regular train service to London Victoria and London Blackfriars Station, with fastest journey times less than 20 minutes.

The property is situated in a pedestrianized precinct within Hayesford Park residential area.



## Accommodation

(With approximate dimensions and floor areas)

Reception Area:	181 sq ft	(16.77 sq m)
Sales Space:	683 sq ft	(63.41 sq m)
Rear Ancillary Room 1:	254 sq ft	(23.61 sq m)
Rear Ancillary Room 2:	291 sq ft	(27.06 sq m)
WC:	-	-

**Total floor area approx. 1,409 sq.ft (131 sq m)**

## Description

Comprises a mid-terrace, ground floor shop unit with the benefit of a glazed frontage. The property is currently arranged to provide open plan sales space including two further ancillary rooms to the rear and WC facilities.

The property benefits from rear access via a shared service road.

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£16,750 per annum exclusive** payable quarterly in advance.

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

## Planning

The premises have most recently been used as a martial arts studio though our client will consider a range of uses (STPP).

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the current rateable value is £12,250. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain rate relief under the small business rate relief Government incentive and should make their own enquires with the London Borough of Bromley Business Rates Department.

## VAT

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

## Notes

The lease is to be granted outside the security provisions of the Landlord and Tenant Act 1954.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



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Certificate Reference Number:  
0440-0738-4020-9220-8096

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### 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

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

◀ **106** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 172  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**41** If newly built

**83** If typical of the existing stock

## Viewings

Available by prior appointment with Linays Commercial.



Contact:  
Toby Allitt

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

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