

# CHISLEHURST

61 HIGH STREET

BR7 5AF

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – PRIME RETAIL UNIT – A1 USE CLASS  
PROMINENT HIGH STREET POSITION – 665 SQ.FT (61 SQ.M)**

## Location

Chislehurst is an affluent residential suburb situated in North Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 miles) to the south west, with regular train services providing access to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross. The property is situated in a prominent and central position close to the junction with Willow Grove. Surrounding occupiers including Lloyds Pharmacy, Sainsburys, Costa and Cote Brasserie. Pay and display parking is available at the roadside with two additional car parks located just off of the High Street.



## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	16'	4.8m
Sales Depth:	36'8"	11.2m
<b>Total Sales Area:</b>	<b>665 sq.ft</b>	<b>61 sq.m</b>
Kitchenette		
WC		

## Description

The property comprises a self-contained ground floor retail unit currently arranged to provide open plan sales area, kitchenette and WC. Features includes air conditioning, glazed frontage and suspended ceilings with integrated lighting. The premises are fitted out to a good standard throughout and would be suitable for a wide range of operators.

## 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 **£27,000 (Twenty-Seven Thousand Pounds) per annum exclusive**. The lease is to be granted outside the security provisions 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 from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £10,270.50 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.

## VAT

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

## Planning

The property has most recently been occupied as a interior design showroom falling under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. Alternative uses may be suitable, subject to Landlord's consent and obtaining any necessary planning permissions. Interested parties are advised to make their own enquiries to The London Borough of Bromley Planning Department.

## Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



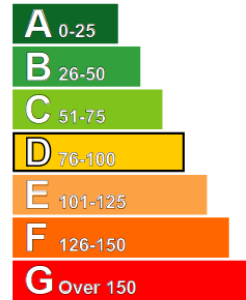
61-63 High Street  
CHISLEHURST  
BR7 5BE

Certificate Reference Number:  
0598-0035-7330-1600-9003

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



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

78 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 249  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 103.67

### Benchmarks

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

## Viewings

Available by prior appointment via Linays Commercial Limited.



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