

CHISLEHURST

2 PARK ROAD

BR7 5AY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – GROUND FLOOR RETAIL UNIT

Location

Chislehurst is an affluent residential suburb situated in north Kent, within the London Borough of Bromley.

Chislehurst Station is located approx. 1.75km (1.1 miles) to the south west, with regular train services to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross.

The property is situated to the western end of Park Road, close to its junction with Green Lane, benefitting from good visibility.



Description

The property comprises a self-contained ground floor retail unit currently arranged to provide open plan sales area, rear ancillary space, kitchenette and WC.

The premises benefit from a traditional glazed shop frontage and such are considered suitable for a wide range of operators.

Accommodation

(with approximate dimensions and floor areas)


Internal Width:	14'10"	(4.52m)
Sales Depth:	21'11"	(6.70m)
Total Sales Area:	325 sq.ft	(30.18 sq.m)
Rear Ancillary Space:	155 sq ft	(14.41 sq m)
Kitchenette	37 sq ft	(3.44 sq m)
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 **£12,750 (Twelve Thousand Seven Hundred and Fifty Pounds) per annum exclusive.**

Details Updated: 01/06/2020

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	Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £4,738 (2020/21 assessment).</p> <p>Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bromley Business Rates Department for further information.</p>	<p>Assessment TBC</p>
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will not be payable upon the rental amount under current legislation.</p>	
<h3>Legal Costs</h3> <p>Each party to pay their own legal fees in respect of this transaction.</p>	
Planning	Viewings
<p>The property has most recently been occupied as a barber shop falling under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987.</p> <p>Alternative uses may be suitable, subject to Landlord's consent and obtaining any necessary planning permissions.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="927 1467 1198 1661" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR6 1NA Fax: 01689 831416 01689 875 511</p> </div> <p>Contact: Toby Allitt</p> <p>Email: ta@linays.co.uk</p>