

BROMLEY

12 EAST STREET

BR1 1QX

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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**LEASE AVAILABLE – PROMINENT RETAIL UNIT IN TOWN CENTRE
APPROX 1178 SQ.FT (109.44 SQ.M)**

Location

Bromley is a major district centre situated some ten miles to the south-east of Central London, with two mainline railway stations offering services to central London. The town offers comprehensive shopping, leisure, retail and catering activities.

The property is situated in a prominent position close to the junction East Street and South Street, only a short distance from the Glades Shopping Centre, High Street, Market Square and Bromley North Railway Station. East Street has recently been the subject of extensive regeneration as part of a number of town centre improvements.



Description

The premises comprise a mid-terrace retail lock up shop unit, currently arranged to provide open plan sales area, staff facilities, kitchen, first floor open plan area, 2 x treatment rooms and ancillary storage.

We consider the premises suitable for a wide range of occupiers.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Sales Area:	603 sq.ft	(57.32 sq.m)
Staff Room:	47 sq.ft	(21.37 sq.m)
Kitchen:	46 sq.ft	(21.37 sq.m)
Ancillary Storage:	30 sq.ft	
WC Facilities:	-	-

First Floor

Open Plan Area:	251 sq.ft	(57.32 sq.m)
Office:	41 sq.ft	
Treatment Room 1:	73 sq.ft	
Treatment Room 2:	87 sq.ft	

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

Terms	Commercial Energy Performance Certificate
<p>Available by way of lease assignment. The premises are held upon an existing full repairing and insuring lease granted for a term of 10-years commencing 5th September 2014, at a current rental of £27,500 per annum exclusive. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended).</p>	<p style="text-align: center;">Assessment Awaited</p>
<h3>Rating Assessment</h3>	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £13,482 (2020/21 assessment).</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will not be payable upon the rental payable under current legislation.</p>	<h3>Viewings</h3>
<h3>Legal Costs</h3>	<p>Available by prior appointment via Linays Commercial Limited.</p>
<h3>Fixtures & Equipment</h3>	
<p>Our client is willing to include various trade fixtures and equipment, available by way of separate negotiation. A full list of equipment is available upon request.</p>	
<p>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</p>	