

BROMLEY

16 LONDON ROAD

BR1 3QR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**LEASE AVAILABLE – PROMINENT RETAIL/OFFICE PREMISES
APPROX 778 SQ.FT (72 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 at the junction of London Road and Tweedy Road, only a short distance from the High Street, Market Square and Bromley North Railway Station.



Description

The premises comprise an end of terrace unit with return frontage, currently arranged to provide front sales area, two private offices, kitchen/staff facilities and WC. One allocated parking space is available at the rear. A basement provides additional storage space.

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

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	19'7"	6.03m
Sales Depth:	17'7"	5.4m
Sales Area:	469sq.ft	43sq.m
Office 1:	116sq.ft	10.7sq.m
Office 2:	127sq.ft	11.8sq.m
Kitchen/Staff:	67sq.ft	6.31sq.m
Total Floor Area:	778sq.ft	72sq.m

1 Allocated Parking Space.

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 expiring 15th April 2024, at a current rental of £14,167 per annum exclusive. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended). A copy of the lease is available on request.</p>	
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £7,826.43 (2020/21 assessment).</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
VAT	
<p>The property is elected for VAT and we have been advised by our clients that VAT WILL be payable upon the rental payable.</p>	
Legal Costs	
<p>The ingoing Tenant is to be responsible for a contribution to the sum of £3,000 (Three Thousand Pounds) exclusive towards our client's legal and professional fees incurred in respect of this transaction.</p>	
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