

BROMLEY

FIRST FLOOR, 126 HIGH STREET
BR1 1DW

LINAYS COMMERCIAL

26A STATION SQUARE
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**TO LET - SUBSTANTIAL FIRST FLOOR AREA WITH HIGH STREET ENTRANCE
TOWN CENTRE LOCATION - 10,000 SQ.FT (1,080 SQ.M) TO 17,000 SQ.FT (1,579.3 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 frequent services to central London.

The property is situated in a central position and the available space is arranged at first floor level within a modern commercial and residential building. The ground floor comprises the Lidl supermarket which is situated immediately opposite Marks and Spencers and other nearby retailers include WH Smiths, Greggs, Paperchase and Moss Bros.



Description

The available premises comprise a large, open plan floor space previously used for retail purposes at first floor level which would be suitable for a wide range of occupiers including retail, medical, leisure, education or business use, subject to planning (if required).

The available space has the benefit of a shared entrance from the High Street with lift facility provided to access the first floor.

Accommodation

(with approximate floor areas)

Floor Space available from	10,000 sq.ft	(1,080 sq.m)
to	17,000 sq.ft	(1,579.3 sq.m)

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 rental to be agreed by negotiation. Our clients will consider a range of uses subject to the grant of planning permission.

Our clients reserve the right to grant the lease outside 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/Lesseees 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/Lesseees 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	Commercial Energy Performance Certificate
<p>We understand that the property will be re-assessed following completion of a letting. Interested parties are strongly advised to check with the local authority.</p> <p>https://www.bromley.gov.uk/site/</p>	<p>The accommodation is in shell condition and a new assessment will need to be obtained once the accommodation has been adapted to the proposed use.</p>
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will be payable upon the rental amount under current legislation.</p>	
<h3>Legal Fees</h3>	
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	
Service Charge	Viewings
<p>A service charge will be levied to cover costs of repair, decoration, maintenance and management of the common parts and structure.</p>	<p>Further information available upon request. Viewing appointments available by prior arrangement via:</p> <div data-bbox="922 1367 1271 1612" data-label="Image"> </div> <p>Contact: Mandeep Cheema Toby Allitt Adrian Tutchings</p> <p>Email: mc@linays.co.uk ta@linays.co.uk commercialproperty@linays.co.uk</p>
<h3>Town Planning</h3>	
<p>The available accommodation previously comprised the first floor of the former British Homes Stores retail unit. Prospective tenants should make their own enquiries of the local planning authority.</p> <p>https://www.bromley.gov.uk/info/200074/planning</p>	

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