

# BICKLEY

217 SOUTHBOROUGH LANE

BR2 8AT

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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## TO LET – GROUND FLOOR LOCK UP SHOP UNIT

### Location

The property is located within a popular parade of shops approximately 2 miles south east of Bromley town centre.

Bickley Station and Petts Wood Station (Thameslink and Southeastern Lines) are both approx. 1 mile distant.

There are a mixture of independent traders nearby including a launderette, sandwich shop, newsagent and hair salon all serving the surrounding sought after residential area. The parade benefits from free car parking.



### Description

The premises comprise a mid-terrace retail lock up shop unit, currently arranged to provide an open plan sales area, rear kitchenette and WC.

Features include aluminum shop front, spotlighting and security roller shutters.

We consider that the premises are suitable for a wide range of occupiers. In the event of restaurant use, our client will not permit installation of an extractor duct.

### Accommodation

(with approximate dimensions and floor areas)

Gross Frontage:	17'9"	(5.41 m)
Internal Width:	12'8" widening to 15'6"	
Shop Depth:	34'4"	(10.46 m)
Rear Lobby/ Kitchen:	-	-
WC:	-	-
<b>Sales Area:</b>	<b>483 sq.ft</b>	<b>(45.09 m<sup>2</sup>)</b>

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

Ref: TA/4105

## 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 rent of **£14,500 per annum exclusive**.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,166 (2020/21 assessment).

**Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive.** Prospective tenants should contact the Business Rates section of London Borough of Bromley 0208 603 3302.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

## Legal Costs

Each party to pay their own in respect of this transaction.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



217 Southborough Lane  
BROMLEY  
BR2 8AT

Certificate Reference Number:  
9114-3094-0788-0300-7925

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 170

This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	51
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	265.25
Primary energy use (kWh/m <sup>2</sup> per year):	1569

### Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
78	If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



**Contact:**  
Toby Allitt

**Email:**  
[ta@linays.co.uk](mailto:ta@linays.co.uk)

THE PROPERTY MISDESCRIPTIONS ACT 1991

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