

# BROMLEY

18 BLYTH ROAD

BR1 3RX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**TO LET – PART GROUND FLOOR OFFICES WITH ALLOCATED PARKING  
USE CLASS B1/E – OFFICE/MEDICAL/LEISURE/EDUCATIONAL**

## Location

Bromley is a busy South London suburb, located approximately 10 miles south of Central London and 9 miles north of the M25 motorway at Junction 3/4.

Blyth Road is conveniently located off London Road and Beckenham Lane and in close proximity to Bromley North (approx. 0.7 kilometers), Bromley South and Shortlands Railway Station.



## Description

The property comprises a detached three-story building with the available accommodation set out at ground floor level currently arranged to provide entrance reception, office area, two private offices/meeting rooms, ancillary staff areas, kitchen and WC facilities. Features include gas central heating, good levels of natural light, perimeter trunking, fluorescent strip lighting, intercom entry system, 3 demised parking spaces and an outdoor garden/yard area.

## Accommodation

(with approximate dimensions and floor areas – Gross Internal Area)

Total Internal Area:.....1363 sq ft.....(126 sq m)

Allocated Parking (Three Spaces)

## 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 **£22,000 (Twenty Two Thousand Pounds)** per annum exclusive.

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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £11,662 (2020/21 assessment).</p> <p>Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	
Legal Costs	
<p>Each party to pay their own legal fees in respect of this transaction.</p>	
VAT	
<p>We have been advised by our clients that VAT <b>will not</b> be payable upon the rent under current legislation.</p>	
Planning	Viewings
<p>We are advised that the subject premises now fall under the new Class E user class. Suitable uses will include medical, offices, showroom and leisure. Interested parties are advised to contact the London Borough of Bromley for further information.</p>	<p>By prior appointment with agents:</p> <div data-bbox="964 1335 1230 1524" data-label="Image"> <p><b>LINAYS</b> COMMERCIAL 26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01689 831416 <b>01689 875 511</b></p> </div>