

BROMLEY

135-137 MASONS HILL

BR2 9HT

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – PROMINENT GROUND FLOOR PREMISES WITH PARKING
USE CLASS E – RETAIL/OFFICE/MEDICAL/EDUCATIONAL**



Location & Description

Bromley is a popular London suburb situated approximately 11 miles south-east of Central London. Bromley South Railway Station is approx. 0.5 km (8-minute walk) distant, providing regular services to London Victoria and London Blackfriars Station, with the fastest journey times less than 20 minutes.

The property benefits from significant passing traffic, occupying a prominent position fronting the A21 (Masons Hill) which is the principal arterial route serving Bromley Town Centre. Internally, the premises comprise open plan office/sales space with kitchenette, WC and two undercroft parking spaces to the rear.

Accommodation

(with approximate dimensions and floor areas – IPMS 3)

Kitchenette	-	-
WC	-	-
Rear Undercroft Parking		2 Spaces
Total Internal Area	1,596 sq ft	(148.27 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. **Rent on application.**

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/4610

Planning

We are advised that the property currently falls within Use Class E of the Use Classes Order 1987.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £10,206 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority.

VAT

We are advised by our clients that VAT **WILL** be payable on rental amounts under current legislation.

EPC

Energy Performance Certificate

HM Government

Non-Domestic Building

Ground & 1st Floor
Yeomans Court
135 Masons Hill
BROMLEY
BR2 9HT

Certificate Reference Number:
0920-1929-0314-6273-3090

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.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

54

This is how energy efficient the building is.



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Toby Allitt
Mandeep Cheema

Email:
ta@linays.co.uk
mc@linays.co.uk

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.