BROMLEY

135-137 MASONS HILL

BR2 9HT



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 - - -

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.

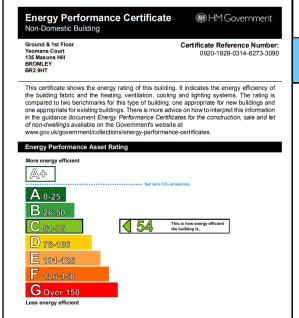
Rating Assessment

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







Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Email:

Toby Allitt <u>ta@linays.co.uk</u>
Mandeep Cheema <u>mc@linays.co.uk</u>