

CHISLEHURST

14-16 HIGH STREET

BR7 5AN

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – LARGE GROUND FLOOR RETAIL / CLASS E PREMISES
PROMINENT HIGH STREET LOCATION – 1752SQ.FT (162SQ.M)**

Location

Chislehurst is an affluent residential suburb situated in north Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 miles) to the south west, with regular train services providing access to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross. The property is situated in a prominent and central position with surrounding occupiers including Costa Coffee, Winkworth, Café Nero, and Cote Brasserie. Pay and display parking is available at the roadside with two additional car parks located just off of the High Street.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	20'3"	6.2m
Built Depth:	69'	21.1m
Total Floor Area:	1752 sq ft	162 sq.m

Description

The property comprises a mid-terrace ground floor unit currently arranged to provide open plan sales area in shell condition ready for an incoming tenant to fit out to their required specification.

The premises would suit a wide range of operators including retail and catering (stpp).

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 **£55,000 (Fifty Five 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

Ref: MC/5031

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the shop premises are £17,785.50 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.

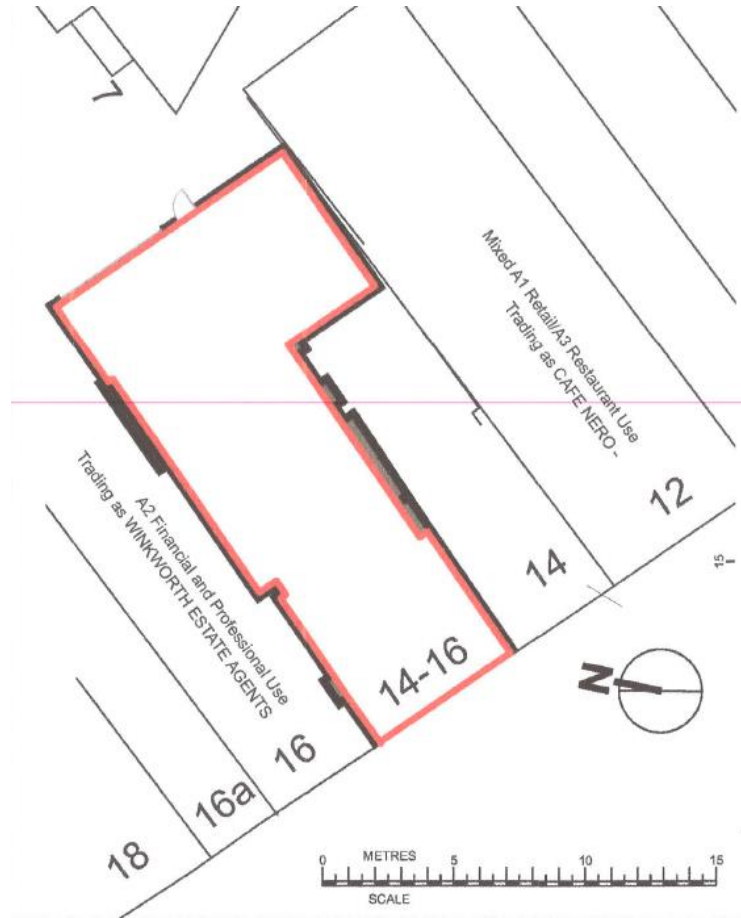
CEPC

Awaited.

VAT

We have been advised by our clients that VAT **will not** be payable upon the rental amount under current legislation.

Block Plan



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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