

CHISLEHURST

14-16 HIGH STREET

BR7 5AN

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – LARGE GROUND FLOOR RETAIL / CLASS E PREMISES
PROMINENT HIGH STREET LOCATION – 1707SQ.FT (158SQ.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.



Description

The property comprises a mid-terrace ground floor unit currently arranged to provide an open plan sales area, partitioned rear storage, staff room and wc's. Features includes air conditioning, glazed frontage and part suspended ceilings with integrated lighting. The premises would suit a wide range of operators including retail and catering.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	20'3"	6.2m
Sales Depth:	51'	15.8m
Sales Area:	1054sq.ft	97sq.m
Built Depth:	69'	21.1m
Total Floor Area:	1707 sq ft	79.62 m²

Storage, staff room/kitchen and male & female WC's.

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 PROPERTY MISDESCRIPTIONS ACT 1991

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

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.

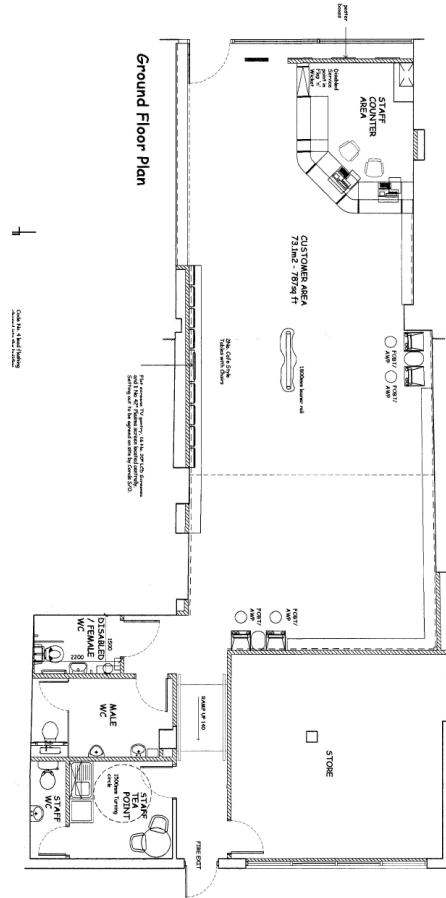
VAT

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

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. Consent may be required for any alterations (eg ventilation & extraction).

Floor Plan



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema
Adrian Tutchings

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

THE PROPERTY MISDESCRIPTIONS ACT 1991

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/Lesseees 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/Lesseees 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