

BROMLEY

28-30 LETCHWORTH DRIVE

BR2 9BE

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – LARGE GYMNASIUM PREMISES – CLASS ‘E’ – APPROX 3,583 SQ FT (332.87 SQ M)

Location

Bromley is a popular London suburb with an affluent catchment, situated approximately 11 miles south-east of Central London.

Bromley South Railway Station is located approx. 1 kilometer distant from the subject property, such provides regular train service to London Victoria and London Blackfriars Station, with the fastest journey times less than 20 minutes.

The property is situated within a pedestrianised precinct within Hayesford Park residential area. Nearby occupiers include a Post Office, Sally Beauty, nursery, beauty salon, offices and a restaurant.



Description

Comprises a mid-terrace, double-fronted ground floor retail unit with the benefit of a glazed frontage.

The property is currently arranged to provide extensive open plan gymnasium space, reception area, ancillary offices/treatment rooms, separate ladies & gents changing rooms incorporating locker area, showers and WCs.

The property benefits from both front and rear access via a shared service road, two parking permits, free short stay car parking and a gas supply.

Accommodation


(with approximate dimensions and floor areas)

| | | |
|--------------------------|--------------------|----------------------|
| Reception Area: | 322 sq ft | (29.91 sq m) |
| Gymnasium Space: | 2054 sq ft | (190.82 sq m) |
| Treatment Rooms/Offices: | 642 sq ft | (59.64 sq m) |
| Gents Changing Rooms: | 267 sq ft | (24.81 sq m) |
| Ladies Changing Rooms: | 258 sq ft | (23.97 sq m) |
| Ancillary Storage: | 40 sq ft | (3.72 sq m) |
| Total Floor Area | 3,583 sq.ft | (332.87 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, at a commencing rent of **£36,000 per annum exclusive** payable quarterly in advance.

11/12/2020 – 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

| Planning | Commercial Energy Performance Certificate | | | | | | |
|---|---|----------------------|---|-------------------------|--|----------------|--|
| <p>The premises have most recently been used as a membership health and fitness centre and we understand that the premises now fall within Class 'E'. Our client will consider a range of uses (STPP).</p> | <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="background-color: #0056b3; color: white; padding: 10px;"> <p>28-30 LETCHWORTH DRIVE BROMLEY BR2 9BE</p> </div> <div style="border: 1px solid white; padding: 10px; text-align: center;"> <p>Energy rating</p> <p style="font-size: 2em; font-weight: bold; color: white;">C</p> </div> </div> | | | | | | |
| <h2 style="background-color: #00a0e3; color: white; padding: 5px;">Rating Assessment</h2> | <div style="display: flex; justify-content: space-between; background-color: #0056b3; color: white; padding: 5px;"> Valid until 22 December 2030 Certificate number 9923-1202-2300-9887-2004 </div> | | | | | | |
| <p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are premises are £10,851 (2020/21 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> | <p>Print this certificate</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Property type</td> <td>D2 General Assembly and Leisure plus Night Clubs and Theatres</td> </tr> <tr> <td>Total floor area</td> <td>351 square metres</td> </tr> </table> | Property type | D2 General Assembly and Leisure plus Night Clubs and Theatres | Total floor area | 351 square metres | | |
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| Total floor area | 351 square metres | | | | | | |
| <h2 style="background-color: #00a0e3; color: white; padding: 5px;">VAT</h2> | <h2 style="color: #0056b3;">Rules on letting this property</h2> <p>Properties can be let if they have an energy rating from A+ to E.</p> <p>If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.</p> | | | | | | |
| <p>We have been advised by our clients that VAT will NOT be payable upon the rental amount.</p> | | | | | | | |
| <h2 style="background-color: #00a0e3; color: white; padding: 5px;">Notes</h2> | <h2 style="background-color: #00a0e3; color: white; padding: 5px;">Viewings</h2> | | | | | | |
| <p>The lease is to be granted within the security provisions of the Landlord and Tenant Act 1954.</p> | <p>Available strictly by prior appointment with Linays Commercial.</p> <div style="text-align: center; margin: 10px 0;">  <p>01689 875 511</p> </div> <table style="width: 100%;"> <tr> <td style="width: 50%;">Contact:</td> <td style="width: 50%;">Email:</td> </tr> <tr> <td>Toby Allitt</td> <td>ta@linays.co.uk</td> </tr> <tr> <td>Mandeep Cheema</td> <td>mc@linays.co.uk</td> </tr> </table> | Contact: | Email: | Toby Allitt | ta@linays.co.uk | Mandeep Cheema | mc@linays.co.uk |
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