

BROMLEY

219 HIGH STREET

BR1 1NY

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET - GROUND FLOOR OFFICE PREMISES – CLASS E
TOWN CENTRE LOCATION**

Location

Bromley is a major district centre situated 10 miles to the southeast of central London, with two mainline railway stations offering fast and frequent services to central London.

Situated in a prominent position in the Northern section of the High Street and within an established parade. Surrounding occupiers include a mixture of retail and catering establishments plus the recently renovated Bromley Picture House Cinema. To the rear of the property is the extensive Sainsburys superstore and car park.



Description

Comprises the ground floor of a mid-terrace building with glazed frontage to the High Street.

The premises comprise open plan office accommodation with private rear office, plus kitchenette, storeroom and cloakroom/WC. Central heating is shared with occupiers of the rear office suite at ground floor level. Shared rear access is available via Walters Yard leading to the car parking area.

Accommodation

(with approximate dimensions and floor areas. – NB: the unit is irregular in shape and all dimensions are taken at extremes)

Ground Floor Office

Width	19'4 (5.89m) widening to 29' (8.83m)
Depth	26'9 (8.15m)
Private office	10'5 (3.17m) x 10'3 (3.12m)
Lobby to kitchenette and cloakroom/WC	
Small storeroom	

Total Office Area 615 sq ft (57.13m²)

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

Features	Terms																		
<p>(untested)</p> <ul style="list-style-type: none"> • Carpets/floorcoverings • Suspended ceiling • Category II lighting • Shared gas central heating 	<p>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 rental of £10,000 per annum exclusive rising in year 2 to £15,000 per annum exclusive and subject to open market upward only rent review at the commencement of year 3. Rents payable quarterly in advance.</p>																		
Rating Assessment	Commercial Energy Performance Certificate																		
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,718.00 (2020/21 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<div data-bbox="922 724 1339 787"> <p>Energy efficiency rating for this property</p> </div> <div data-bbox="922 814 1193 835"> <p>This property's current energy rating is D.</p> </div> <div data-bbox="922 850 1339 1186"> <table border="1"> <thead> <tr> <th>Rating</th> <th>CO2 Emissions Range</th> </tr> </thead> <tbody> <tr> <td>A+</td> <td>Under 0</td> </tr> <tr> <td>A</td> <td>0-25</td> </tr> <tr> <td>B</td> <td>26-50</td> </tr> <tr> <td>C</td> <td>51-75</td> </tr> <tr> <td>D</td> <td>76-100</td> </tr> <tr> <td>E</td> <td>101-125</td> </tr> <tr> <td>F</td> <td>126-150</td> </tr> <tr> <td>G</td> <td>Over 150</td> </tr> </tbody> </table> <p>Net zero CO2</p> <p>82 D</p> </div> <div data-bbox="922 1207 1404 1291"> <p>Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.</p> </div>	Rating	CO2 Emissions Range	A+	Under 0	A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
Rating	CO2 Emissions Range																		
A+	Under 0																		
A	0-25																		
B	26-50																		
C	51-75																		
D	76-100																		
E	101-125																		
F	126-150																		
G	Over 150																		
VAT/ Legal Costs	<h2 data-bbox="695 1402 878 1444">Viewings</h2>																		
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p> <p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>																			
Service Charge	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1019 1581 1279 1766"> <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Toby Allitt Adrian Tutchings</p> <p>Email: ta@linays.co.uk commercialproperty@linays.co.uk</p>																		
<p>A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium. Full details awaited.</p>	<p>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</p>																		