

BROMLEY

16 EAST STREET BR1 1QU

UNDER NEW OWNERSHIP – AVAILABLE IMMEDIATELY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – PROMINENT REFURBISHED SHOP/OFFICE UNIT (CLASS 'E' USE)
APPROX. 615 SQ FT (57.20 M²)**

Location/ Description

Situated in a prominent corner position at the junction of East Street with South Street and only a short distance from Market Square, Widmore Road and The Glades Shopping Centre. Adjacent and surrounding occupiers include a mixture of retail, professional office, public house, bar and restaurant occupiers

Comprises a refurbished business unit suitable for retail/ office or other uses contained within Class E of the Town and Country Planning Acts. The property has the benefit of a prominent dual glazed frontage.



Accommodation

(with approximate dimensions and floor areas)

Retail/Office Area: 615 sq.ft (57.2 sq.m)

Kitchenette: -

Cloakroom/WC: -

Features

(all untested)

- Full height glazed return frontages to East Street and South Street
- Stripped wood effect floor.
- Fully redecorated.
- Air conditioning.
- Kitchenette.
- Cloakroom/ WC.
- Shared bin store area.

Terms

The premises are available to let on the basis of a full repairing and insuring lease at terms to be agreed at a rental of **£27,500 per annum exclusive**. Rents payable quarterly in advance.

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 premises are £7,182.00 (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley: 0208 464 3333

Commercial Energy Performance Certificate

16, East Street
BROMLEY
BR1 1QU

Energy rating

C

Valid until 28 November 2029

Certificate number
0097-2492-7230-6790-5103

[Print this certificate](#)

Property type

A1/A2 Retail and
Financial/Professional services

Total floor area

56 square metres

Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal costs.

Viewings

Available strictly by prior appointment via:



Contact:

Adrian Tutchings
Toby Allitt

Email:

commercialproperty@linays.co.uk
ta@linays.co.uk

VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount under current legislation.

Service Charge

A service charge is levied to cover the cost of the repair, maintenance, decoration and management of the common parts and structure. Full details awaited.