

# CHISLEHURST

16a HIGH STREET

BR7 5AN

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – CLASS E/RETAIL UNIT – A1 USE CLASS  
PROMINENT HIGH STREET POSITION – 600 SQ.FT (65 SQ.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 close to the junction with Willow Grove and Park Road. Surrounding occupiers including Winkworth, Costa and Cote Brasserie. Pay and display parking is available at the roadside.



## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	8'3"	2.5m
Sales Depth:	67'	20m
<b>Total Sales Area:</b>	<b>600 sq.ft</b>	<b>55 sq.m</b>
Kitchenette		
WC		

## Description

The property comprises a self-contained mid terrace ground floor retail unit currently arranged to provide open plan sales area, kitchenette and WC. Features includes floor to ceiling glazed frontage and spot lighting. The premises are fitted out to a good standard throughout and would be suitable for a wide range of operators.

## 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 **£22,000 (Twenty-Two Thousand Pounds) per annum exclusive**. The lease is to be granted within the security provisions of The Landlord and Tenant Act 1954 (as amended).

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 £7,002.96 (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 department

## VAT

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

## Planning

The property has most recently been occupied as a showroom falling under Class E of the Town & Country Planning Use Classes Order 1987. Alternative uses may be suitable, subject to Landlord's consent and obtaining any necessary planning permissions. Interested parties are advised to make their own enquiries to The London Borough of Bromley Planning Department.

## Energy Performance Certificate

16a, High Street  
CHISLEHURST  
BR7 5AN

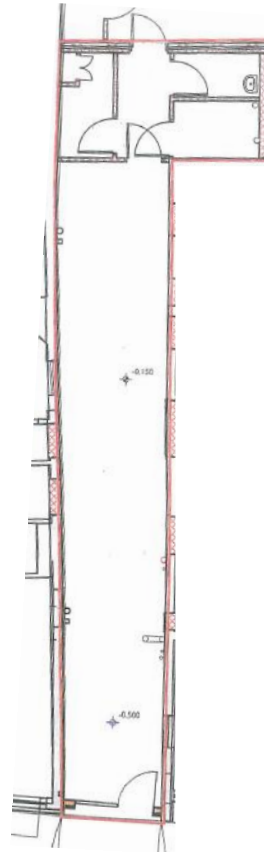
Energy rating

**D**

Valid until 13 July 2026

Certificate number  
9873-3063-0166-0000-2891

## Floor Plan



## Viewings

Available by prior appointment via Linays Commercial Limited.

Contact:

Mandeep Cheema

Email:

[mc@linays.co.uk](mailto:mc@linays.co.uk)