

BROMLEY

99 HIGH STREET

BR 1JQ

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – PRIME HIGH STREET RETAIL / CLASS E USE PREMISES

Location

Bromley is a major district centre situated approx. ten miles to the south east of central London, with two mainline railway stations offering frequent services to central London. The town is well served for road transport and situated at the junction of the A21 providing access to Central London and the A222 and A2212 trunk roads, approximately 10 miles west of junctions 3 and 4 of the M25.

The property is situated in a busy and prominent High Street position within the pedestrianized section of the High Street. Nearby occupiers include Jessops, Gap, Clarks, Pret and Marks & Spencer.

Description

The premises comprise a mid-terrace retail unit set out over ground and basement floor level. Internally, the current layout provides a large open plan sales area while the basement provides ample storage space.

We believe the premises would be suitable for a wide variety of business including retail or professional services.



Accommodation

(with approximate dimensions and floor areas)

Net Frontage:	14'2"	4.33m
Sales Depth:	70'2"	21.4m
Sales Area:	1,116sq.ft	103sq.m
Basement:	1,164sq.ft	108sq.m

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 **£45,000 (Forty Five Thousand Pounds)** per annum exclusive, 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.

Ref: MC/5186

VAT

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £TBA (2021/2022 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority. There is currently a rates holiday for qualifying retail uses until June 2021. Interested parties should carry out their own investigations.

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. The above uses are all subject to Landlord's consent. Consent will be required for any alterations (e.g. ventilation & extraction).

Commercial Energy Performance Certificate

Barratts Shoes
99 High Street
BROMLEY
BR1 1JQ

Energy rating

C

Valid until 7 February 2020

Certificate number
0020-9928-0350-7900-9000

Internal Photo



Viewings

Available strictly by prior appointment via sole agents:



Contact:

Mandeep Cheema

mc@linays.co.uk

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