

# BROMLEY

ST LUKES HALL, RAGLAN ROAD

BR2 9NN

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – FIRST FLOOR OFFICE SUITE - APPROX 909 SQ FT (84.56 M<sup>2</sup>)**

## Location

Bromley is a major district centre situated some ten miles to the southeast of Central London. The property is situated at the junction of Raglan Road and Southlands Road only a short distance from Bromley Common (A21) and approximately one mile from Bromley Town Centre. Local Shops, Restaurants and other facilities are available at Chatterton Road which is located to the South-East.



## Description

Comprises a first-floor office suite within a period two story Church Hall building.

The available accommodation is currently arranged to provide two offices, one of which incorporates a kitchenette facility. Features include private WC, shared gas central heating, carpet floor coverings and one allocated car parking space.

## Accommodation

(with approximate dimensions and floor areas)

Shared ground floor entrance hall.

Front Office	573 sq.ft.	(53.3m <sup>2</sup> )
Rear Office (Including Kitchenette)	249 sq.ft.	(23.18m <sup>2</sup> )
First Floor Landing	87 sq.ft.	(8.08m <sup>2</sup> )
W/C		

<b>Office Floor Area Approx.</b>	<b>909sq.ft</b>	<b>(84.56m<sup>2</sup>)</b>
Allocated car parking space		

## 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 **£14,500 per annum exclusive**. Any letting is to incorporate a landlord only break clause at the third anniversary of the term.

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 its employees has any authority to make or give further representations or warranties to the property

Ref: 5231

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,631.95 (2021/22 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 London Borough of Bromley Business Rates Department.

## Legal Fees

The Tenant is to be responsible for full payment of the Landlords legal fees incurred in this transaction.

## VAT

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

## Commercial Energy Performance Certificate

1st Floor  
St. Lukes Church Hall  
Raglan Road  
BROMLEY  
BR2 9NN

Energy rating

D

Valid until  
**4 September 2027**

Certificate number  
**0698-0141-5030-9000-6613**

## Internal Photo



## Viewings

Available by prior appointment with Linays Commercial Limited

Contact:  
Mandeep Cheema

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