

CHISLEHURST

21 PARK ROAD

BR7 5AY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – GROUND FLOOR RETAIL UNIT/OFFICE – CLASS E USE

Location

Chislehurst is an affluent residential suburb situated in north Kent, within the London Borough of Bromley.

Chislehurst Station is located approx. 1.75km (1.1 miles) to the south west, with regular train services to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross.

The property is situated upon Park Road, at its junction with Queens Road, benefitting from good visibility and within close proximity to Chislehurst High Street.



Description

The property comprises a self-contained ground floor retail/office unit currently arranged to provide an enclosed front forecourt, open plan sales area, small partitioned kitchenette and single WC.

The premises benefit from a glazed shop window with return frontage and such are considered suitable for a range of operators.

Accommodation

(with approximate dimensions and floor areas)

Front Forecourt: 108 sq ft (10.01 sq m)

Internal Width: 16'08" (5.09m)

Sales Depth: 10'09" (3.27m)

Gross Internal Area: 179 sq.ft (16.63 sq.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 **£10,000 (Ten Thousand Pounds) per annum exclusive.**

Details Updated: 07/09/2021

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 £2,099 (2020/21 assessment).

Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bromley Business Rates Department for further information.

VAT

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

Legal Costs

Each party to pay their own legal fees in respect of this transaction.

Planning

The property has most recently been occupied as an estate agent falling under Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be suitable, subject to Landlord's consent and obtaining any necessary planning permissions.

Energy Performance Certificate

21, Park Road
CHISLEHURST
BR7 5AY

Energy rating

E

Valid until
26 June 2027

Certificate number
0193-2064-0930-6400-2303

Property type A1/A2 Retail and
Financial/Professional services

Total floor area 16 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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