

BROMLEY

16 LONDON ROAD

BR1 3QR

LINAYS

COMMERCIAL

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

01689 875 511

**LEASE AVAILABLE – PROMINENT RETAIL / CLASS E USE PREMISES
GROUND FLOOR | ALLOCATED PARKING | APPROX 778SQ.FT/72SQ.M**



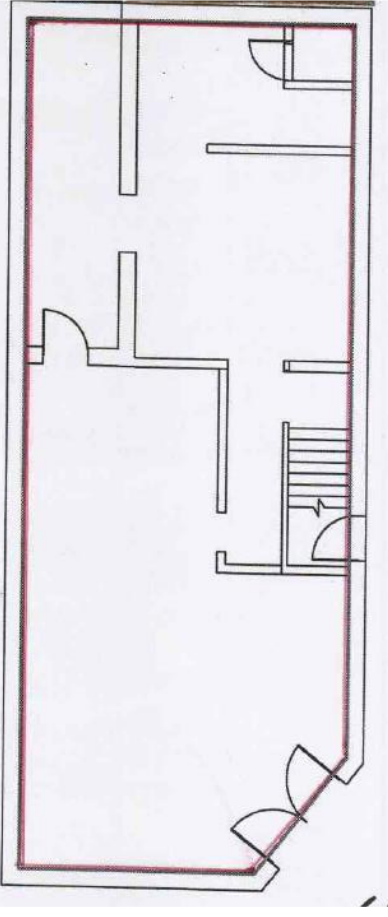

Location / Description

Bromley is a major district centre situated 10 miles south-east of Central London, with two mainline railway stations. The town offers comprehensive shopping, leisure, retail and catering facilities.

The property is situated in a prominent main road position at the junction of London Road and Tweedy Road, only a short distance from the High Street, Market Square and Bromley North Railway Station. Internally the premises are in good decorative order throughout and arranged to provide front sales area, rear ancillary/storage, kitchen and WC. Features include suspended ceilings, air conditioning, security shutters and glazed return frontage providing good levels of natural light. We believe the premises would be suitable for a wide variety of business including retail or professional services.

Accommodation

Sales Area:	496sq.ft	43sq.m
Ancillary Storage:	243sq.ft	
Total Floor Area:	778sq.ft	72sq.m
Kitchen & WC		
Car Parking (1 Allocated Space)		

Terms	Floor Plan
<p>Available by way of lease assignment. The premises are held upon an existing full repairing and insuring lease expiring 15th April 2024, at a current rental of £14,167 per annum exclusive of VAT. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended). A copy of the lease is available on request.</p> <p><u>Premium</u>: Our client is seeking a premium for the benefit of the lease as well as all recently installed fixtures and fittings including security shutters to all windows/doors and new flooring throughout. We're instructed to quote £6,000 (Six Thousand Pounds).</p>	
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £7,826.43 (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 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.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="1008 1409 1198 1541" style="text-align: center;">  <p>28A STATION SQUARE PETTS WOOD, CRIPINGTON, KENT BR3 1NA Eps: 01689 875 511</p> </div> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>
VAT	
<p>The property is elected for VAT and VAT WILL be payable upon the rental amount.</p>	
<p>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.</p> <p>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</p>	