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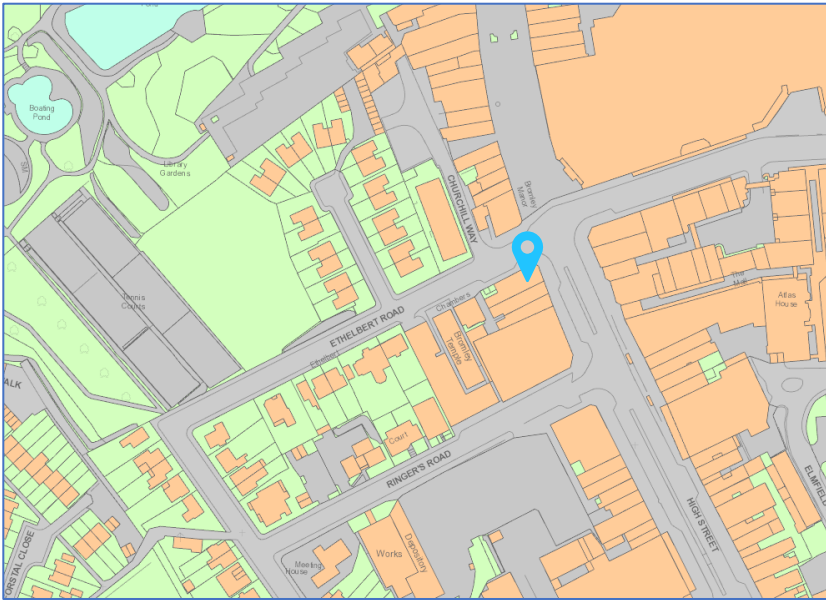
SHORT TERM/FLEXIBLE LEASE AVAILABLE

BROMLEY

62 HIGH STREET BR1 1EG

PROMINENT CORNER RETAIL UNIT WITH RETURN FRONTAGE

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.



LOCATION & DESCRIPTION

Bromley is a popular London suburb located within the London Borough of Bromley, the largest borough in Greater London located approximately 11 miles (17.70 km) south east of Central London and approximately 8 miles (12.87 km) east of Croydon.

The subject property is situated within the heart of the Town Centre, occupying a prominent corner position diagonally opposite to the main entrance of The Glades Shopping Centre and opposite to the entrance to The Mall Shopping Centre. Surrounding occupiers include TK Maxx, Sports Direct and Wilkinson's.

The property is strategically well located between the main entrance to the Glades and Bromley South Railway Station and therefore benefits from excellent footfall.

Bromley is served by two railway stations. Bromley North and South Bromley Rail Station, the latter is a major interchange providing regular train service to London Victoria and London Blackfriars Station.

The property comprises a three-storey end of terrace building of brick construction. The ground and first floors provide open plan sales space. The second floor provides ancillary office, staff and storage accommodation. Floor plans are available upon request.

TERMS

The premises are available to let for a minimum term of 6 (Six) months with rolling mutual break clauses thereafter at a rent of **£ROA**.

ACCOMODATION

NIA	Sq.Ft.	M ²
Ground Floor	2,578	239.5
First Floor	3,302	306.8
Second Floor:	4,921	457.2

VAT

We are advised that the property is elected for VAT.

EPC

Unit 4, 62 High Street – Energy Rating C (74)

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value - £105,000
UBR (2021/2022) – 51.2p

Interested parties are recommended to make their own enquiries with the Bromley Business Rates Department.

VIEWINGS

Strictly by prior appointment via Sole Agents:



Contact:
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