

# FARNBOROUGH

117 HIGH STREET

BR6 7AZ

# LINAYS

COMMERCIAL

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**TO LET –RETAIL / CLASS E USE PREMISES – REAR YARD/PARKING**

## Location

Farnborough is located within the London Borough of Bromley approx. 2 miles south west of Orpington and within close proximity to the A21 (Farnborough Way) providing direct access to the M25. The property is located on the north side of High Street, between the junction with Gladstone Road and Tubbenden Lane South.

The surrounding area comprises a mixture of residential dwellings and commercial premises within an established parade. Free parking is available at the roadside.



## Description

Comprises a mid-terraced ground floor lock-up shop unit, currently arranged to provide front sales area with rear ancillary space and basement storage. There is also a rear yard/parking area accessed via Gladstone Road.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	12'6"	(3.8m)
Sales Depth:	29'8"	(9.1m)
<b>Sales Area</b>	<b>372.sq.ft</b>	<b>(34m<sup>2</sup>)</b>
Kitchenette	68sq.ft	(6m <sup>2</sup> )
Ancillary Storage	71sq.ft	(6.5m <sup>2</sup> )
Basement	176sq.ft	(16.3m <sup>2</sup> )
Rear Yard/Parking.		

## 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 rental of **£13,500 (Thirteen Thousand Five Hundred Pounds)** per annum exclusive, payable quarterly in advance. A rental deposit is to be held by the Landlord throughout 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 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 premises are £3,443.10 (2022/23 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.

## Legal Costs

The proposed Tenant is to be responsible for a contribution towards the Landlords legal costs incurred.

## 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, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

## Commercial Energy Performance Certificate

## Viewings

Available by prior appointment via Linays Commercial Limited.



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