

# BROMLEY

446 & 446A BROMLEY ROAD, DOWNHAM  
BR1 4PP

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – RETAIL / CLASS E USE PREMISES & ONE BEDROOM FLAT  
PROMINENT MAIN ROAD LOCATION – RETURN FRONTAGE**



## Location / Description

Downham, Bromley is busy south-east suburb located approx. 7 miles from Central London to the north of Bromley, south of Catford and within the London Borough of Lewisham.

The subject property occupies a prominent main road position within an established parade close to the junction with Downham Way. The ground level benefit from a return frontage

offering good levels of natural light. Internally, the current layout provides front sales area, partitioned rear storage space and WC. We believe the premises would be suitable for a wide variety of business including retail, restaurant or professional services. The upper parts comprise a self-contained one bedroom flat (not inspected) accessed via the rear of the property.

## Accommodation

Ground Floor:

Internal Width: 18'7" 5.7m

Built Depth: 43'9" 13.4m

**Total Area: 648sq.ft 63.5sq.m**

First Floor: (Not Inspected)

Entrance lobby, living room, bedroom, kitchen and bathroom.

Terms	EPC		
The entire 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 <b>£24,000 (Twenty Four Thousand Pounds)</b> per annum exclusive, payable quarterly in advance.	<div><div>446 Bromley Road LONDON BR1 4PP</div><div>Energy rating <b>D</b></div></div>		
Rating Assessment	Valid until <b>2 November 2032</b>		Certificate number <b>8220-0298-0832-2099-1263</b>
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,010.00 (2022/23). Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief incentive. The flat falls within Council Tax Band B.	Viewings		
	Available by prior appointment via sole agents Linays;		
	Contact: Mandeep Cheema	Tel: 07436 548412	Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a>
VAT			
We are advised that the premises are <b>not</b> elected for VAT.			
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.			
<small>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</small>			