

# BROMLEY

446 BROMLEY ROAD, DOWNHAM

BR1 4PP

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – GROUND FLOOR RETAIL / CLASS E USE PREMISES  
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. Surrounding occupiers include Iceland, Greggs, Tesco Express plus a number of local/independent operators.

The premises are arranged over ground level and 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.

## Accommodation

Total Internal Areas: (Net)

Internal Width:	18'7"	5.7m
Built Depth:	43'9"	13.4m
<b>Total Area:</b>	<b>648sq.ft</b>	<b>63.5sq.m</b>

Terms	EPC	
<p>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 rent of <b>£16,000 (Sixteen Thousand Pounds)</b> per annum exclusive, payable quarterly in advance.</p>	<p>Awaited.</p>	
Rating Assessment		
<p>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.</p>	Viewings	
<th data-bbox="99 1083 667 1188">VAT</th>	VAT	<p>Available by prior appointment via sole agents Linays;</p> <p>Contact: Mandeep Cheema      Tel: 07436 548412      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>
	<p>We are advised that the premises are <b>not</b> elected for VAT.</p>	
Planning		
<p>We understand the property falls under Class E of the Town &amp; 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 &amp; extraction). All of the above uses are subject to Landlord's approval.</p>		
<p><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.</small></p> <p><small>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></p>		