

# HAYES

32 HAYES STREET

BR2 7LD

# LINAYS

COMMERCIAL

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

**01689 875 511**

## ASSIGNMENT - FULLY FITTED HAIRDRESSING / BEAUTY SALON

### Location

Hayes is a popular residential suburb within the London Borough of Bromley to the north of Keston, south of Bromley and east of West Wickham. Hayes Station is located approx. 0.6m away, with train services providing access to London Charing Cross.

The property is situated in a prominent and established trading position in 'Old Hayes' opposite the junction with George Lane with a wide range of local retailers/restaurants in close proximity. Pay and display parking is available at the roadside.



### Description

The property comprises mid-terrace ground floor retail unit within a period style building with rear yard/parking accessed via a service road. Internally, the premises are currently arranged to provide a fully fitted hairdressing/beauty salon with open plan sales area, spray tan booth and treatment room all presented to a high standard throughout. The unit comes complete with backwashes and cutting stations which can be removed. Features include floor to ceiling glazed shopfront, tiled flooring, air conditioning and gas boiler.

### Accommodation

(with approximate dimensions and floor areas)

Net Frontage	16'4"	5.02m
Sales Depth	<u>57'7"</u>	<u>17.6m</u>
Sales Area:	<b>1,015 sq ft</b>	<b>94.3 m<sup>2</sup></b>
Kitchen & WC		

### Terms/Price

Available by way of lease assignment. The premises are held upon an existing full repairing and insuring lease expiring on 9<sup>th</sup> January 2036 at a rental of **£19,000 per annum exclusive**. The rent is subject to review in March 2025. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended). Our client is seeking a premium and we invite offers in the region of **£90,000 (Ninety Thousand Pounds)** to include all fixtures and fittings or **£20,000 (Twenty Thousand Pounds)** without equipment.

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 shop premises are £7,485.00 (2023/24 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.

## Legal Costs

Each party to bear their own legal and professional fees.

## VAT

We have been advised by our clients that VAT **will not** be payable upon the rental amount under current legislation.

## Commercial Energy Performance Certificate

## Internal Photo



## Viewings

Available by prior appointment via Linays Commercial Limited.

Contact:  
Mandeep Cheema

Email:  
[mc@linays.co.uk](mailto:mc@linays.co.uk)