

BROMLEY

R/O 219 HIGH STREET, WALTERS YARD

BR1 1NY

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET – GROUND FLOOR CLASS E/OFFICE USE PREMISES | 674SQ.FT / 62SQ.M
TOWN CENTRE LOCATION | TWO ALLOCATED PARKING SPACES**

Location

Bromley is a major district centre situated 10 miles to the southeast of central London, with two mainline railway stations offering fast and frequent services to central London.

The subject building is situated in a convenient location and accessed via Walters Yard off of West Street.



Description

Comprises commercial premises situated to the rear forming part of a mid-terrace building with entrance from Walters Yard.

The premises are arranged internally to provide entrance/reception area plus three private offices, kitchenette and WC. The three private offices are partitioned and could be removed to provide open plan space is preferred. The accommodation benefits from electric central heating, floor coverings, suspended ceiling, dado level trunking and two allocated parking spaces.

Accommodation

(with approximate dimensions and floor areas)

Total Net Internal Area: 674 sq ft 62 sq.m

Two Allocated Parking Spaces

Kitchen & WC

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 **£16,000 per annum exclusive**. Rents are payable quarterly in advance.

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

Features

(untested)

- Carpets/floor coverings
- Suspended ceiling
- Fluorescent lighting
- Intercom entry system
- Electric heating
- Dado level trunking

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,247.50 (2023/24 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.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium. (Full details awaited)

Commercial Energy Performance Certificate

Ground Floor Rear 219 High Street BROMLEY BR1 1NY		Energy rating E
Valid until 25 October 2032	Certificate number 9203-0207-7302-0503-0510	

Property type	Offices and Workshop Businesses
Total floor area	71 square metres

VAT/ Legal Costs

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

Each party to bear their own legal and professional fees incurred in respect of this transaction.

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk