

BROMLEY

14 CHILHAM WAY

BR2 7PR

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – GROUND FLOOR LOCK-UP RETAIL UNIT – CLASS E USE
TOTAL AREA APPROX. 593 SQ FT (55.10 M²)**

Location

Bromley is a popular London suburb located within the London Borough of Bromley, the largest Borough in Greater London situated approx. 11 miles south east of Central London.

The subject property forms part of an established commercial estate located between Bromley Town Centre, Park Langley and Hayes. Hayes Railway Station is situated approx. 0.5 miles to the south, offering direct services to Central London.

The surrounding area is popular with commuters and is principally residential in nature.



Description

The subject property comprises a mid-terrace, ground floor retail unit. Internally, the premises are arranged to provide an open plan retail unit with ancillary staff areas.

The subject property is considered suitable for a range of users/business types.

Accommodation

(with approximate dimensions and floor areas)

Sales:	452 sq ft	(42 sq m)
Storage:	141 sq ft	(13.1 sq m)
Rear Yard:	-	-
Total NIA:	593 sq ft	(55.10 sq m)

Terms

The premises are available to let on a new, effectively full repairing and insuring lease at terms to be agreed, at a rental of **£15,000 per annum exclusive**, 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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3635 (2023 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Business Rates relief may be available under the small business rate relief Government incentive and interested parties should contact the London Borough of Bromley Business Rates Department for confirmation.

Commercial Energy Performance Certificate

14 Chilham Way Hayes BROMLEY BR2 7PR		Energy rating C
Valid until 24 January 2033	Certificate number 2571-7776-7753-4397-1352	
Property type	Retail/Financial and Professional Services	
Total floor area	62 square metres	

Legal Costs

Each party to pay their own legal fees in respect of this transaction.

Viewings

Available strictly by prior appointment via Sole Agents:



VAT

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