

# BROMLEY

11 SUNDRIDGE PARADE, PLAISTOW LANE

BR1 4DT

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – GROUND FLOOR RETAIL/CLASS E USE PREMISES – 825FT<sup>2</sup>/76M<sup>2</sup>**



## Location & Description

Sundridge is located within north Bromley and situated on the border of South-East London within the London Borough of Bromley. The subject property is positioned on Plaistow Lane (A2212) close to the junction with Cambridge Road within a prominent and convenient location and less than 200m from Sundridge Railway Station. In addition, there are regular services from a number of bus stops within a short walk of the property. The general character of the area comprises of commercial premises within established parades as well as residential dwellinghouses. In terms of amenities, a Tesco Express and The Crown Public House are within walking distance.

The premises are set out at ground floor level with a three storey, mid terrace building. Internally the space is configured to provide open plan sales area with partitioned storage, kitchenette and WC. The property is fitted out to a good standard throughout with features including fully glazed shopfront, plasterboard ceilings with spot lighting and floor coverings. Externally a front forecourt is available.

**Total Net Internal Area: 825sq.ft / 76sq.m**

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

Ref: MC/5612

## Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£20,000 (Twenty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,233.50 (2024/25 assessment).

## VAT

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

## 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.

## Photo



## Commercial Energy Performance Certificate

11, Sundridge Parade  
Plaistow Lane  
BROMLEY  
BR1 4DT

Energy rating

**B**

Valid until

**18 August 2030**

Certificate number

**0850-0530-2732-1898-4002**

## Viewings

Available by prior appointment with Linays Commercial Ltd.

**Contact:**  
Mandeep Cheema

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

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