

BROMLEY

4A EAST STREET

BR1 1QX

LINAYS

COMMERCIAL

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

01689 875 511

LEASE ASSIGNMENT – GROUND FLOOR RETAIL / CLASS E USE PREMISES



Location & Description

Bromley is a popular London suburb located within the London Borough of Bromley, the largest borough in Greater London approximately 11 miles south east of Central London. East Street is within the Town Centre and the property is situated at the southern end in a prominent main road position at the junction with Widmore Road and Market Square benefiting from good levels of passing traffic and footfall. The property lies within the Bromley Town Centre Conservation Area. The area is characterised by commercial premises at ground floor level with a variety of commercial/residential uses at upper parts. Bromley North and South railway stations are within walking distance offering frequent commuter services to Central London. Surrounding occupiers include Sainsburys, Costa, Primark, Marks & Spencer and Greggs.

The property comprises a mid terrace three storey Victoria building with the available accommodation set out over ground floor level. Internally, the current layout provides front retail/sales area with partitioned rear office space and WC. Features include suspending ceilings with LED lighting, air conditioning (untested) and part laminate/part carpet floor coverings.

Terms	Accommodation												
<p>Lease Assignment:</p> <p>The premises are held on an existing Full Repairing and Insuring lease dated 1st July 2016 for a term of 12 (Twelve) years expiring 31st May 2028.</p> <p>The passing rent is £12,000 (Twelve Thousand Pounds) per annum exclusive. The rent is subject to review on 1st July 2024 (outstanding).</p> <p>The lease is granted within the security provisions of the Landlord and Tenant Act 1954.</p>	<p>Approx Net Internal Areas:</p> <table border="1"> <thead> <tr> <th style="background-color: #cccccc;">Ground Floor</th> <th style="background-color: #cccccc;">Sq.Ft</th> <th style="background-color: #cccccc;">Sq.m</th> </tr> </thead> <tbody> <tr> <td>Sales Area</td> <td>230</td> <td>21.3</td> </tr> <tr> <td>WC</td> <td>-</td> <td>-</td> </tr> <tr> <td>Total Floor Area:</td> <td>230</td> <td>21.3</td> </tr> </tbody> </table>	Ground Floor	Sq.Ft	Sq.m	Sales Area	230	21.3	WC	-	-	Total Floor Area:	230	21.3
Ground Floor	Sq.Ft	Sq.m											
Sales Area	230	21.3											
WC	-	-											
Total Floor Area:	230	21.3											
Rating Assessment	Commercial Energy Performance Certificate												
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,590.80 (2024/25 assessment). Prospective tenants may be able to obtain 100% relief from the payment of Business Rates under the current small business rate relief incentive and should contact The London Borough of Bromley Business Rates Department for further information.</p>	Planning												
VAT	<p>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/consent.</p>												
<p>The property is not VAT elected.</p>	Viewings												
	<p>Available by prior appointment with Linays Commercial.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>												