

# CHISLEHURST

57 HIGH STREET

BR7 5AF

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**LEASE AVAILABLE - GROUND FLOOR COMMERCIAL PREMISES  
CLASS E USE – PROMINENT HIGH STREET POSITION**

## Location

Chislehurst is an affluent residential suburb situated in north Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 miles) to the south west, with regular train services providing access to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross.

The property is situated in a prominent and central position with surrounding occupiers including Costa Coffee, KFH, Café Nero and Cote Brasserie. Pay and display parking is available at the road side with an additional car park located just off of the High Street.



## Description

The property comprises a mid-terrace ground floor commercial unit.

Internally the unit is currently arranged to provide front sales area, rear kitchenette and WC. Features include suspended ceilings and full height fully glazed shop front.

## Accommodation

(with approximate dimensions and floor areas)

|                |           |                  |
|----------------|-----------|------------------|
| Internal Width | 15'2"     | 4.6m             |
| Sales Depth    | 30'4"     | 9.2m             |
| Sales Area:    | 457 sq ft | 42m <sup>2</sup> |
| Kitchen & WC   |           |                  |

## Terms

**Available by way of assignment or sub-lease.** The premises are held upon an existing full repairing and insuring lease expiring in September 2034 at a current rental of **£30,000 per annum exclusive** subject to rent review at five yearly intervals.

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 £8,982.00 (2024/25 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## 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.

## 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, light assembly work, clinic, health center and indoor recreation. Consent may be required for any alterations (eg ventilation & extraction). All uses are subject to Freeholders consent.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



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CHISLEHURST  
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Certificate Reference Number:  
9181-3032-0283-0100-6595

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

76 This is how energy efficient the building is.

### Technical Information

|  |                           |
|--|---------------------------|
| Main heating fuel:   | Grid Supplied Electricity |
| Building environment:  | Air Conditioning          |
| Total useful floor area (m <sup>2</sup> ):                           | 50                        |
| Assessment Level:  | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | 123.46                    |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 730.29                    |

### Benchmarks

Buildings similar to this one could have ratings as follows:

- 27 If newly built
- 79 If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



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