

BROMLEY

1st FLOOR, 17 SOUTH STREET

BR1 1RH

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – TOWN CENTRE OFFICE SUITE - APPROX 552 SQ FT

Location

Situated in a prominent position within the town centre at the junction of South Street and East Street. In the immediate vicinity there are restaurant and shopping facilities including a Sainsburys superstore and The Glades Shopping Centre. Bromley North Railway Station is approximately 250 yards distant.

Description

Comprises a self-contained first floor office suite with private entrance from South Street. The offices have the benefit of gas fired central heating and fitted carpets. Our clients have advised that they are able to redecorate and recarpet the accommodation prior to completion all at terms to be agreed.

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 rent of **£12,000 per annum exclusive** payable quarterly in advance.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor

Private entrance with hallway leading to ladies and gents cloakrooms/WCs.

First Floor

Private Offices: 654 sq ft (60.75 sq 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: AGT/5631

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,362.25 (2024/25 assessment).

Prospective tenants may be able to obtain partial relief from Business Rates under the small business rate relief Government incentive and should contact The London Borough of Bromley.

VAT

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

Legal Costs

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

Notes

Our clients will consider office or alternative uses subject to any required planning consents.

Commercial Energy Performance Certificate

Energy performance certificate (EPC)

17 South Street
BROMLEY
BR1 1RH

Energy rating

D

Valid until: 28 January 2035

Certificate number: 7977-3482-6717-8004-5668

Property type

Offices and Workshop Businesses

Total floor area

93 square metres

Rules on letting this property

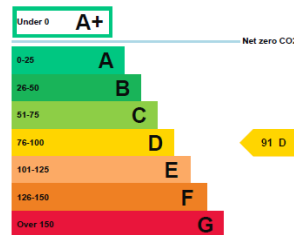
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Adrian Tutchings
Toby Allitt

Email:
commercialproperty@linays.co.uk
ta@linays.co.uk

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