

BROMLEY

BASEMENT SPACE, 124-126 HIGH STREET

BR1 1EZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET - COMMERCIAL, BUSINESS AND SERVICE USE PREMISES (CLASS E)
BASEMENT FLOOR LEVEL - PRIME POSITION – 11,624 SQ.FT (1080 SQ.M)**



Location & Description

Bromley is a popular London suburb located within the London Borough of Bromley, the largest borough in Greater London approximately 11 miles southeast of Central London. The property is situated in a pedestrianised town centre location close to the junction with Market Square benefiting from excellent levels of passing footfall. The area is characterised by established commercial premises at ground floor level with a variety of commercial and residential uses at upper parts. Bromley North and South railway stations are within walking distance offering frequent commuter services into Victoria (16 minutes) and London Bridge (33 minutes). Surrounding occupiers include Marks & Spencer, Next and Greggs. To the rear lies The Churchill Theatre and Bromley Central Library. Pay & display parking is available at The Glades Shopping Centre, Stockwell Close and Ethelbert Road. The property is located within the Bromley Town Centre Conservation Area.

124-126 High Street comprises a mid-terrace three storey commercial building with the available accommodation at basement floor level beneath the Lidl food store. Access is via a dedicated entrance at the front pavement edge. Internally, the premises are in shell condition throughout allowing an occupier to fit out to their preferred specification. Servicing is available via Tetty Way.

Terms	Accommodation												
<p>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 £82,000 (Eighty-Two Thousand Pounds) per annum exclusive, payable quarterly in advance.</p>	<p>Approx Areas:</p> <table><tr><th></th><th>Sq.Ft</th><th>Sq.m</th></tr><tr><td><u>Basement Floor Commercial</u></td><td></td><td></td></tr><tr><td>Gross Internal Area</td><td>11,624</td><td>1,080</td></tr><tr><td>Total Floor Area:</td><td>11,624</td><td>1,080</td></tr></table>		Sq.Ft	Sq.m	<u>Basement Floor Commercial</u>			Gross Internal Area	11,624	1,080	Total Floor Area:	11,624	1,080
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Gross Internal Area	11,624	1,080											
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Rating Assessment	Commercial Energy Performance Certificate												
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA (2025/26 assessment). Prospective tenants should contact the Business Rates department of The London Borough of Bromley.</p>	<div><div><div>Basement 126 High Street Bromley BR1 1EZ</div><div>Energy rating C</div></div><div><div>Valid until 13 October 2032</div><div>Certificate number 3968-8836-6077-8095-3857</div></div></div>												
VAT	Viewings												
<p>VAT is applicable upon rental amounts.</p>	<p>Available by prior appointment with Linays Commercial.</p> <div><div>Contact: Mandeep Cheema</div><div>Tel: 07436 548412</div><div>Email: mc@linays.co.uk</div></div>												
Planning													
<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.</p>													
<p>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.</p> <p>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</p>													