

# CHISLEHURST

13 HIGH STREET

BR7 5AB

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**TO LET – CLASS E USE PREMISES - GROUND, 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR**



## Location & Description

Chislehurst is an affluent suburb located within the London Borough of Bromley approx. 15 miles south of Central London, 3.5 miles east of Bromley and 1.6 miles south-west of Sidcup. The town is adjacent to the A20 and benefits from direct road links to the M25 (J3). Several bus routes terminate within walking distance of the property. 13 High Street is conveniently located in a centralised position at the junction with Ashfield Lane. In terms of amenities, Sainsburys, Café Nero and The Queens Head are in close proximity.

The building forms part of a classic Victorian streetscape designed to complement the parade, incorporating steep pitched roofs, tall vertical windows and cornice stonework which aid in providing a well-presented end of terrace unit with versatile layout suitable for a variety of occupiers. The accommodation is arranged over ground, first and second floor.

The building is locally listed and located within Chislehurst Conservation Area.

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/Lesseees 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/Lesseees 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

## Terms

The accommodation is 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 **£30,000 (Thirty Thousand Pounds)** per annum exclusive.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,348.00 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain small business rate relief and should contact The London Borough of Bromley.

## VAT

We have been advised by our clients that property is **not** elected for VAT.

## 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, gymnasium/indoor recreation. Consent will be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

## Accommodation

Floor	Sq.Ft	Sq.m
Ground Floor:	375	34.8
First Floor	251	23.3
Second Floor	84	7.8
<b>Total Net Internal Area:</b>	<b>710 sq ft</b>	<b>65 sq m</b>

## Commercial Energy Performance Certificate

13 High Street CHISLEHURST BR7 5AB		Energy rating <b>C</b>
Valid until <b>5 October 2033</b>	Certificate number <b>2100-3490-0070-3298-4205</b>	

## Viewings

Available by prior appointment with Linays Commercial Ltd.

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