

# CHISLEHURST

20 HIGH STREET

BR7 5AN

# LINAYS

COMMERCIAL

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**TO LET – GROUND FLOOR RETAIL PREMISES WITH REAR TWO STOREY BUSINESS UNIT - TOWN CENTRE LOCATION – ALLOCATED PARKING**

## Location

Chislehurst is an affluent suburb located within the London Borough of Bromley and lies to the east of Bromley and north of Orpington. The town is situated adjacent to the A20 providing direct access to London and the M25. Elmstead Woods and Chislehurst station provide rail connections to London Cannon Street, Charing Cross and southbound to Sevenoaks. The property is situated in a town centre location and within easy reach of the shops and restaurants on High Street as well as the open spaces of Chislehurst Common. Access is via a shared service road off Queens Passage.

## Description

The property comprises a ground floor retail unit with combined two storey business unit at the rear with external forecourt/parking areas. Internally the premises have been fitted out to a good standard and configured to provide open plan space. Features include ceramic tiled flooring, central heating, floor to ceiling glazing, spot lighting, kitchenette and WC. The 1<sup>st</sup> floor provides an external balcony/roof terrace in addition to skylights offering excellent levels of natural light.



## Accommodation

(with approximate dimensions and gross floor areas)

Ground Floor:		
Internal Width:	12'4"	3.8m
Sales Depth:	41'6"	12.7m
Sales Area:	449sq.ft	41.74sq.m
Rear Offices/Ancillary		
Ground & First Floor	739sq.ft	68sq.m
<b>Total:</b>	<b>1,188sq.ft</b>	<b>110sq.m</b>

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: MC/5900

## 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 **£40,000 (Forty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor are £8,022.00 (2026/27 assessment for retail, hospitality and leisure). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

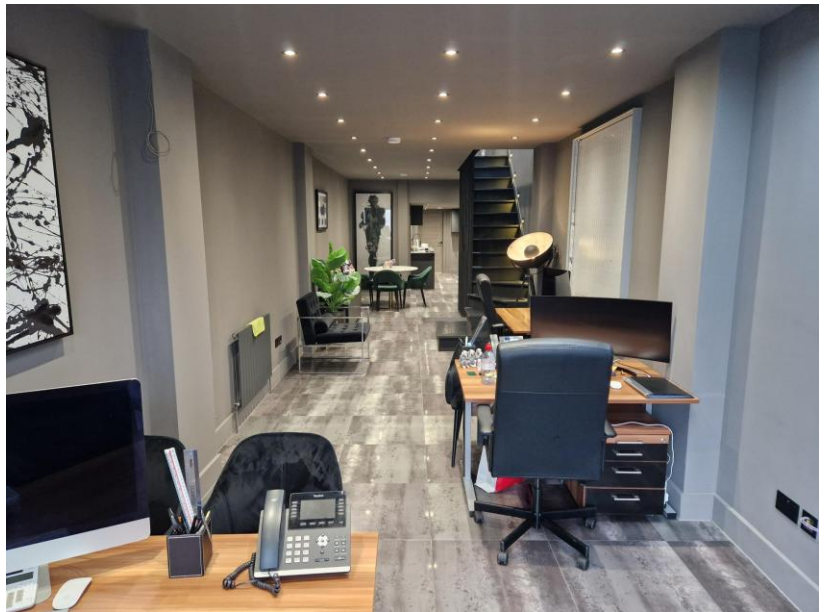
## CEPC

20 High Street CHISLEHURST BR7 5AN	Energy rating <b>B</b>
Valid until <b>2 October 2032</b>	Certificate number <b>8713-0232-0002-0900-2796</b>

## 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.

## Photos



## Further Information

Available via Linays Commercial.

Email: [mc@linays.co.uk](mailto:mc@linays.co.uk)

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