

BROMLEY

236 HIGH STREET

BR1 1PQ

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – PROMINENT HIGH STREET COMMERCIAL PREMISES



Location & Description

Bromley is a busy and popular suburb located approx. 10 miles south of Central London. The property is situated in a town centre location close to the junction with Market Square and Beckenham Lane benefiting from excellent levels of passing traffic. 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 Bromley Picturehouse, Sainsburys and Primark. Pay & display parking is available at Mitre Close. The property is located within the Bromley Town Centre Conservation Area.

The building forms part of a classic Victorian streetscape designed to complement the parade.

The premises are arranged over ground, lower ground and first floor level with versatile layout suitable for a variety of occupiers. The property benefits from one parking space located at the rear.

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/5679

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 **£24,000 (Twenty-Four Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,356.25 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

VAT

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

Accommodation

Floor	Sq.Ft	Sq.m
Ground Floor:	635	58.9
Lower Ground Floor	269	25
First Floor	246	22.9
Total Net Internal Area:	1,150 sq ft	106 sq m

Commercial Energy Performance Certificate

236 High Street BROMLEY BR1 1PQ		Energy rating E
Valid until 1 June 2030	Certificate number 0728-2457-2230-8400-5003	

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact: Mandeep Cheema **Email:** mc@linays.co.uk