

BROMLEY

43 CHATTERTON ROAD

BR2 9QQ

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – GROUND FLOOR FORMER CAFÉ PREMISES – PREMIUM APPLICABLE



Location/Description

Bromley is a popular town located 12 miles south-east of Central London. The premises are situated within Chatterton Village approx. 1 mile from the town centre offering a variety of shops, offices, a public house, restaurants and residential dwellings. The property occupies a prominent position close to the junction with Walpole Road benefiting from excellent visibility and good levels of passing footfall and traffic. Internally the premises have been recently refurbished, and the current layout provides open plan sales/seating area, serving counter, storage space, kitchenette and WC. Fixtures include induction cooker/oven, fridge, chest freezer, heated display cases, dishwasher, coffee machine, stainless steel double sink and floor standing bread slicer.

Accommodation

(with approximate dimensions and floor areas)

Sales Area:	463sq.ft	43sq.m
Ancillary/Storage:	267sq.ft	24sq.m
W/C	-	-
Total Area:	790sq.ft	73sq.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

Terms / Premium

Terms: 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 **£16,000 (Sixteen Thousand Pounds) per annum exclusive**. A rental deposit is to be held by the Landlord.

Premium: Offers in excess of **£10,000 (Ten Thousand Pounds)** for all fixtures and fittings.

Commercial Energy Performance Certificate

Photo

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on are **£9,288.00** (2026 assessment).

Prospective Tenants may be able to obtain relief from Business Rates and should contact the London Borough of Bromley Business Rates Department.

Planning

The property has most recently been occupied as a Bakery/Coffee Shop falling under Class E of the Town & Country Planning Use Classes Order 1987 which as of 1st September 2020 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, leisure, gymnasium/indoor recreation. All of the above uses are subject to Landlord's approval.



Viewings

Available by prior appointment via Linays Commercial Limited.

Email: mc@linays.co.uk