CHISLEHURST

15 HIGH STREET

BR7 5AB

LINAYS COMMERCIAL
26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416
01689 875 511

TO LET – PROMINENT GROUND FLOOR CLASS E USE PREMISES



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. 15 High Street is conveniently located in a centralised position at the junction with Ashfield Lane and opposite to Chislehurst Common/Pond. In terms of amenities, Sainsburys, Café Nero and The Queens Head are in close proximity.

The building forms part of an attractive Victorian streetscape incorporating tall vertical windows/glazing and cornice stonework which aid in providing a well-presented mid terrace unit. Internally the premises provide a versatile layout suitable for a variety of occupiers, currently arranged to offer front and rear sales areas, kitchenette and WC. 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/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/5903

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 **£28,500 (Twenty Eight Thousand Five Hundred Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,966.00 (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

Ground Floor	Sq.Ft	Sq.m
Sales Area:	663	61.6
Kitchenette:	47	4.4
WC:		
Total Net Internal Area:	**710 sq ft**	**66 sq m**

Commercial Energy Performance Certificate



Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact: Mandeep Cheema

Email: mc@linays.co.uk

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