

BROMLEY

219 HIGH STREET

BR1 1NY

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET - TOWN CENTRE LOCATION
GROUND FLOOR OFFICES PLUS BASEMENT WITH PRIVATE CAR PARKING**

Location

Bromley is a major district centre situated some ten miles to the southeast of central London, with two mainline railway stations offering fast and frequent services to central London. Situated in a prominent position in the Northern section of the High Street and within an established parade. Surrounding occupiers include a mixture of retail and catering establishments plus the Bromley Empire Cinema. To the rear of the property is the extensive Sainsburys superstore and car park.



Description

Comprises the ground floor and part basement of a mid-terrace office and residential building with glazed frontage to the High Street and private car parking to the rear (4 spaces). The unit is arranged to offer a principal open plan office area with rear private office plus kitchenette, storeroom and cloakroom/WC. Central heating is shared with occupiers of the rear office suite at ground floor level. The basement includes archive storage area and small store room. Shared rear access is available via Walters Yard leading to the car parking area.

Accommodation

(With approximate dimensions and floor areas. – NB: the unit is irregular in shape and all dimensions are taken at extremes)

Ground floor office

Width 19'4 (5.89m) widening to 29' (8.83m)

Depth 26'9 (8.15m)

Private office 10'5 (3.17m) x 10'3 (3.12m)

Lobby to kitchenette and cloakroom/WC

Small storeroom

Total office area 615 sq ft (57.13m²)

Basement


Archive storeroom 360 sq ft (33.44m²)

Locker and plant room incorporating gas boiler (shared)

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

Features	Terms
<p>All untested</p> <ul style="list-style-type: none"> • 4 car parking spaces • Carpets/floorcoverings • Suspended ceiling • Category II lighting • Shared gas central heating • Basement archive space 	<p>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 £25,000 per annum exclusive payable quarterly in advance.</p> <p>A service charge is applicable. Further information is available upon request.</p>
Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,983.25(2015/16 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>To be assessed.</p>
VAT/ Legal Costs	Viewings
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p> <p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1003 1535 1287 1738" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Adrian Tutchings Mandeep Cheema</p> <p>Email: commercialproperty@linays.co.uk mc@linays.co.uk</p>
Service Charge	<p><small>THE PROPERTY MISDESCRIPTIONS ACT 1991</small></p> <p><small>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.</small></p> <p><small>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</small></p>