

BROMLEY

53 HOMESDALE ROAD
BR2 9LB

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET - BEAUTY SALON - GROUND FLOOR AREA APPROX 500SQ.FT (46SQ.M)

Location

Bromley is a popular and affluent town with a population of 275,000 located 12 miles south-east of Central London.

The property is situated to the south-east of Bromley town centre on Homesdale Road close to its junctions with Masons Hill (A21) and Hayes Road.

Occupiers close by include PC World, Cost Cutter convenience store and a number of independent retailers.



Description

The property comprises a mid-terrace single storey building set within a established parade. The premises are currently arranged to provide front sales area, rear partitioned treatment room, kitchen and WC. Features include suspended ceilings with spot lighting, gas central heating and tiled flooring throughout. Internally the premises are in good decorative order and would suit a wide range of operators including office and retail, subject to the necessary planning consent. The rear of the property can be accessed via Old Homesdale Road where on street parking is available.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	12'4"	3.7m
Sales Depth:	23'3"	7.1m
Total Depth:	<u>38'4"</u>	<u>11.7m</u>
Total Area:	500sq ft	46sq.m
Kitchen/Staff Room		
WC.		

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 **£12,500 per annum exclusive**. Alternatively, our client will consider the sale of the freehold interest, price upon application.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4502.60 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental under current legislation.


Legal Fees

Each party to be responsible for the payment of their own professional and legal fees.

Planning

The property has been most recently used as a Beauty Salon. Planning consent was granted under application number DC/11/03283/FULL2 for change of use from offices (Class A2) to beauty salon (Sui Generis). A copy of the planning consent is available upon request. Our clients advise that alternative uses will be considered, subject to the grant of planning permission.

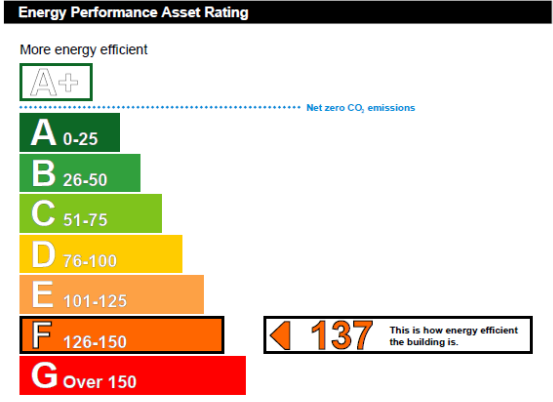
Energy Performance Certificate

Energy Performance Certificate 
Non-Domestic Building

53 Homsdale Road
 BROMLEY
 BR2 9LB

Certificate Reference Number:
 9834-3034-0895-0300-8921

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



Technical information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	26 If newly built
Total useful floor area (m ²): 54	69 If typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ²): 121.39	

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
 Mandeep Cheema

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