

BROMLEY

167 WIDMORE ROAD

BR1 3AX

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – PROMINENT A1 RETAIL UNIT – SALES AREA APPROX SQ.FT (SQ.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 east of Bromley Town Centre on Widmore Road (A222) close to its junction with Plaistow Lane.

Bickley railway station is approximately 0.8 miles away and a number of local bus routes pass along Widmore Road.

The parade benefits from good levels of passing traffic and car parking is available at the road side.



Accommodation

With approximate dimensions and floor areas)

Ground Floor

Internal Width 21'10" 6.4m

Sales Depth 39'4" 12m

The sales area has a change in floor level (one step)

Basement storage

Ground Floor Area Approx. 533sq ft 49.5sq.m

Kitchen & WC

First Floor Offices

Front Office: 182 sq.ft 16.9sq.m

Mid Office : 138.6 sq.ft 12.9sq.m

Reception & WC

The first floor is available separately or combined with the ground floor.

Description

The premises are set out over ground floor and basement levels and comprise an end of terrace retail unit currently arranged to provide open plan sales area, kitchenette and. Internally the premises would suit a wide range of operators. Features include spot lighting, front forecourt area and glazed frontage. The separate office accommodation is self-contained and arranged to provide two private offices plus reception.

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/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.

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	Commercial Energy Performance Certificate
<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:</p> <p>Shop: £15,250 (Fifteen Thousand Two Hundred and Fifty Thousand Pounds) per annum exclusive.</p> <p>Office: £7,000 (Seven Thousand Pounds) per annum exclusive.</p>	<p>Assessment Awaited.</p>
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £7,544.25 (2017/18 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
Viewings	
VAT	<p>Available by prior appointment with sole agents: Linays Commercial Limited.</p>
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount.</p>	<div data-bbox="971 1297 1221 1472" data-label="Image"> </div>
Legal Costs	
<p>The ingoing tenant is to pay a contribution of £750 exclusive towards the landlord's legal fees.</p>	