

# CHISLEHURST

14 HIGH STREET

BR7 5AN

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – PRIME RETAIL UNIT - APPROX 512 SQ.FT (47 SQ.M)**

## Location

Chislehurst is an affluent residential suburb situated in north Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 miles) to the south west, with regular train services providing access to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross Stations.

The property is situated in a prominent and central position. Surrounding occupiers include Café Nero, Coral, Cote Brasserie, Lloyds Pharmacy and a range of other restaurants and retail outlets.



## Description

The property is of brick construction and comprises a mid-terrace retail unit set out over ground floor level and currently arranged to provide open plan retail space. Internally the premises are fitted out to a good standard throughout including fully glazed shopfront, spotlighting and air conditioning. The premises would be suitable for a wide variety of retail occupiers.

## Accommodation

(With approximate dimensions and floor areas)

Internal Width:	7'4"	2.2m
	widening to 12'4"	3.7m
Sales Depth:	48'	14m
<b>Total Sales Area:</b>	<b>512sq.ft</b>	<b>47sq.m</b>
W.C		

## 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 **£20,000 per annum exclusive**. Rents payable quarterly in advance.

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 shop premises are £6,227(2017/18 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Incentives in the form of small business rate relief may be applicable.

## Legal Costs

The ingoing tenant is to be responsible for a contribution towards the landlord's legal fees.

## VAT

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

## Planning

The property has most recently been trading under an A1 Retail use class of the Town & Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to The London Borough of Bromley Planning Department.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



14 High Street  
CHISLEHURST  
BR7 5AN

Certificate Reference Number:  
9570-3068-0308-0200-5325

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

62

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 51  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 101.66

### Benchmarks

Buildings similar to this one could have ratings as follows:  
60 If newly built  
95 If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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