

HAYES

HAYES COMMON BOWLS CLUB

WEST COMMON ROAD

BR2 7BY

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET - FLEXIBLE LEASE TERMS – FORMER BOWLS CLUB (D2 USE)
APPROX 1295 SQ.FT (120.3M²) PLUS PRIVATE CAR PARKING**

Location

Hayes is situated in the London Borough of Bromley and is located approx. 13 miles south-east of Central London. The surrounding area is predominantly of a residential nature but with a large school in close proximity.

The property is situated just off of West Common Road, close to a cricket ground and a block of luxury flats (Burton Pynsent House) all approached via a gated driveway.

Approximately half a mile from the premises is Station Approach, Hayes which offers a variety of shopping and restaurant establishments, a public house and Hayes Railway Station.



Description

Comprises a detached modern, single storey building offering an open plan club area plus kitchen, store/ office, ladies and gents changing rooms and cloakrooms/ WCs plus disabled persons cloakroom facility. The property benefits from a private car park offering parking for 26 vehicles. The property includes the former bowls green and landscaped areas all approached via a private roadway.

Accommodation

(With approximate floor areas)

Bowls Green

Club House

Entrance Lobby

Main Club Room Area with veranda

Kitchen & Store/ Office

Male & Female changing rooms & WC's

Disabled persons cloakroom/ WC

Total floor area approx. 1295sq.ft (120.3m²)

Car parking area currently arranged to provide 26 car spaces. The property is approached via a shared private roadway and forms part of a gated facility.

We are advised that the clubhouse building was constructed in 2008. The veranda faces the former bowls green which is surrounded by hedges.

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

Terms	Commercial Energy Performance Certificate
<p>To be let upon a full repairing and insuring lease at terms to be agreed at an initial rental of £30,000 per annum exclusive subject to upward only rent reviews at five yearly intervals.</p> <p>Our clients reserve the right to grant a lease outside of the security provisions of the Landlord and Tenant Act 1954 (as amended) and to request a rental deposit to be held throughout the term.</p>	<p>Assessment Awaited.</p>
Rating Assessment	<p>VAT</p>
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2131.55 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief incentives.</p>	<p>We have been advised by our clients that VAT will be payable upon the rental under current legislation.</p>
Legal Costs	Viewings
<p>The ingoing tenant is responsible for the payment of both parties legal fees.</p>	<p>Available by prior appointment with sole agents: Linays Commercial Limited.</p>
Notes	<div data-bbox="971 1528 1221 1705" data-label="Image"> </div> <p>Contact: Adrian Tutchings Toby Allitt</p> <p>Email: commercialproperty@linays.co.uk ta@linays.co.uk</p>
<p>We are advised that visitors to Burton Pynsent House are permitted to park within the car parking area included with the subject property.</p> <p>Our clients will consider alternative uses to the most recent D2 (Assembly and Leisure) use.</p>	<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/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.</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>