

CHISLEHURST

22-24 HIGH STREET

BR7 5AN

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – PROMINENT GROUND FLOOR RETAIL / CLASS E USE PREMISES
1,057 SQ.FT / 98 SQ.M (GROSS) – REAR GARDEN & PARKING**



Location / Description

Chislehurst is an affluent suburb located within the London Borough of Bromley to the east of Bromley and south west of Croydon. The town is situated adjacent to the A20 providing direct access to London and the M25. The property is located in a prominent and central High Street

position with excellent visibility and good levels of passing traffic close to the junction with Park Road and Willow Grove. Surrounding retailers include Cote Brasserie, Sainsburys & Caffe Nero. The available accommodation is set out over ground floor level and currently arranged internally to provide double fronted retail space, partitioned storage and changing room, rear staff areas and WC. Externally, a rear garden/yard area is available in addition to parking for 2-3 vehicles.

Accommodation

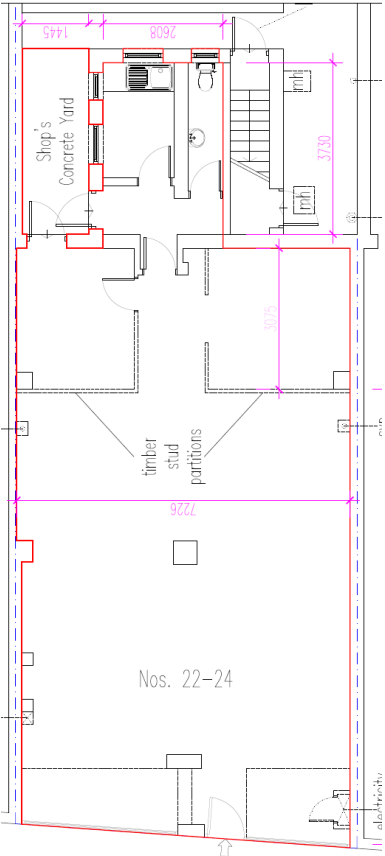
Total Internal Areas:

Sales Area: 987sq.ft 91.7sq.m

Staff/Ancillary: 70sq.ft 6.5sq.m

Total: 1,057sq.ft 98sq.m

Rear Garden & Parking

Terms	Floor Plan
<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 £42,000 (Forty-Two Thousand Pounds) per annum exclusive of VAT, payable quarterly in advance.</p> <p>Alternatively, our client will consider the sale of the Freehold interest to include two flats at upper parts. Further details available on request.</p>	
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £15,968.00 (2023/24). Interested parties are strongly advised to check the actual rates liability with the London Borough of Bromley directly.</p>	
VAT	EPC
<p>The property is elected for VAT which will be applicable upon rental and deposit amounts.</p>	C-73
Planning	Viewings
<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.</p>	<p>Available by prior appointment via sole agents Linays;</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</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>	