

# CHISLEHURST

72A HIGH STREET  
BR7 5AQ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**TO LET | GROUND & FIRST FLOOR COMMERCIAL USE BUILDING  
REAR GARDEN | PROMINENT POSITION | 1306FT<sup>2</sup>/121M<sup>2</sup>**



## Location / Description

Chislehurst is an affluent suburb located within the London Borough of Bromley approx. 15 miles south of Central London, 3.5 miles east of Bromley and 1.6 miles south-west of Sidcup. The town is adjacent to the A20 providing direct road links to the M25 (J3). Chislehurst Railway Station is within

1.3 miles of the property, providing frequent train services to London Bridge & Orpington. The subject property is situated in the heart of the Town Centre (A208) with good levels of passing traffic and within an established commercial parade close to the junction with Willow Grove. The property comprises a two-storey mid-terrace building of typical brick construction set beneath a part pitched/part flat roof. Externally the property benefits from a rear garden. Internally, the space is currently arranged to provide front sales area, partitioned office, ancillary storage, staff room, kitchenette and WC. The first floor is accessed via an internal staircase from within front sales area and provides open plan ancillary space with vaulted ceiling. Features include air conditioning, timber sash windows and electric wall heaters.

## Accommodation

(with approximate internal areas)

Ground Floor:	843 ft <sup>2</sup>	78.4 m <sup>2</sup>
First Floor:	462 ft <sup>2</sup>	43 m <sup>2</sup>
<b>Floor Area (Net):</b>	<b>1,306 ft<sup>2</sup></b>	<b>121.4 m<sup>2</sup></b>
WC		
Rear Garden		

Ref: MC/5458

## Terms

The entire 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 **£35,000 (Thirty Five Thousand Pounds)** per annum exclusive, payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9730.50 (2024/25). Interested parties are **strongly** advised to check the actual rates liability with the London Borough of Bromley directly.

## VAT

We are advised that the property is **not** elected for VAT.

## Planning

The entire property was previously occupied under a use which we understand falls within Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for a wide variety of uses including retail, financial and professional services and restaurant. Interested parties are strongly advised to make their own enquiries with The London Borough of Bromley Planning Department. The property is not listed, however it is located within Chislehurst Conservation Area.

Due to the Class E use and largely partitioned interior the space is flexible and lends itself to a wide variety of uses.

## CEPC

72a High Street  
CHISLEHURST  
BR7 5AQ

Energy rating

**D**

## Further Information

Available via sole agents:



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