

HAYES

47 STATION APPROACH

BR2 7EB

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – GROUND FLOOR RETAIL UNIT POPULAR TRADING PITCH – APPROX. 890 SQ FT (82.68 SQ M)

Location

Hayes is an affluent commuter suburb located within the London Borough of Bromley approx. one mile south of Bromley town centre.

The property is situated in a prominent position within an established parade opposite to Hayes Railway Station and the Town Centre public car park. Further pay and display parking is available at the roadside. Bus services are available immediately outside the property.

Surrounding occupiers include Costa Coffee, Boots Opticians, The New Inn Public House, Morrisons and several independent businesses.



Description

The property comprises a mid-terrace ground floor retail unit with traditional shop frontage.

The premises are currently arranged to provide a front, open plan sales area with rear ancillary space and ladies/gents WC facilities. The premises are considered suitable for a wide range of businesses.

An external courtyard provides amenity space and bin storage area. Floorplans are available upon request.

Accommodation

(approximate Net Internal Areas)

Internal Width:	19'3" (5.8m)
Sales Depth:	22'7" (6.9m)
Sales Area:	576 sq.ft (53 sq.m)
Ancillary:	314 sq.ft (29 sq.m)
Rear Yard:	-

Terms

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 £25,000 per annum exclusive. Rents are to be payable quarterly in advance.

Ref: TA/5637

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBC.

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Commercial Energy Performance Certificate

47 Station Approach Hayes BROMLEY BR2 7EB	Energy rating C
Valid until 24 April 2033	Certificate number 8419-7414-3296-3214-9643

Legal Costs

Please note the ingoing Tenant shall be responsible for the Landlord's reasonable legal fees.

Viewings

Available strictly by prior appointment via Sole Agents:



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VAT

We have been advised by our clients that VAT **is not** payable upon the rental amounts under current legislation.

Contact:
Toby Allitt

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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