

BROMLEY

16 PLAISTOW LANE, SUNDRIDGE PARK

BR1 3PA

LINAYS

COMMERCIAL

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

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TO LET – GROUND FLOOR RETAIL/CLASS E USE PREMISES – 569FT²/52M²



Location & Description

Sundridge is located within north Bromley and situated on the border of South-East London within the London Borough of Bromley. The subject property is positioned on Plaistow Lane (A2212) close to the junction with Cambridge Road within a prominent and convenient location and less than 200m from Sundridge Railway Station. In addition, there are regular services from a number of bus stops within a short walk of the property. The general character of the area comprises of commercial premises within established parades as well as residential dwellinghouses. In terms of amenities, a Tesco Express and The Crown Public House are within walking distance.

The premises are set out at ground floor level within a three storey, mid terrace building. Internally the commercial space is configured to provide open plan sales area with partitioned storage, kitchenette and WC. The property is fitted out to a good standard throughout with features including fully glazed shopfront, plasterboard ceilings with spot lighting and floor coverings.

Total Net Internal Area: 569sq.ft / 52sq.m.

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

Ref: MC/5647

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 (Twenty 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 £5,863.25 (2024/25 assessment). Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive and should contact The London Borough of Bromley Rates Department.

VAT

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

Photo



Commercial Energy Performance Certificate

16 Plaistow Lane
BROMLEY
BR1 3PA

Energy rating

B

Valid until

6 December 2033

Certificate number

2389-7046-0122-0457-7865

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact:

Mandeep Cheema

Email:

mc@linays.co.uk

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