

BROMLEY

1A SUNDRIDGE PARADE, PLAISTOW LANE
(MINSTER RD) BR1 4DT

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET - TWO STOREY SELF CONTAINED COMMERCIAL BUILDING
CLASS E USE – 1400FT²/130M² - REAR PARKING (3 SPACES)**



Location & Description

Sundridge is located within north Bromley and situated on the border of South-East London and Kent within the London Borough of Bromley. The subject property is positioned on Minster Road at the junction with Plaistow Lane (A2212) occupying a prominent and convenient location less than 200m from Sundridge Railway Station. In addition, there are 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. Free roadside parking is available directly outside the property at the pavement edge (30 mins). The property comprises a two-storey end of terrace commercial building of brick construction set beneath a pitched tiled roof with skylights to the rear. Externally, a rear yard provides allocated parking (3 spaces) accessed via a private roadway at the side of the building. Internally, the ground floor is configured to provide entrance reception, partitioned treatment/consultation rooms and WC's. The first floor provides further treatment rooms. The property is fitted out to a good standard throughout with features including air conditioning, plasterboard ceilings with LED lighting and floor coverings. The building is not listed, nor is it located within a Conservation Area.

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/5695

Accommodation

Floor	Sq.Ft	Sq.M
Ground	796	74
First	603	55
Total Net		
Internal Area: 1,400		130

Terms / VAT

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 **£36,000 (Thirty-Six Thousand Pounds)** per annum exclusive, payable quarterly in advance. We have been advised by our clients that VAT will not be payable upon rental amounts under current legislation.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,233.50 (2024/25 assessment).

Planning

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 financial/professional services, light assembly work, 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.

Photo



Commercial Energy Performance Certificate

Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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