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# 95 Burnt Ash Lane, Bromley, Kent, BR1 5AA

Large shop and forecourt to let under a new lease. Class E use.



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

# 95 Burnt Ash Lane, Bromley, Kent, BR1 5AA

## £27,500 Per Annum Exclusive

### **LOCATION:** -

The property is situated fronting Burnt Ash Lane, a busy thoroughfare and bus route linking Bromley to Grove Park and beyond. The property forms part of a prominent secondary parade virtually opposite St Andrews church and servicing an extremely densely populated catchment in the surrounding area. The parade benefits from short term parking bays immediately and a number of loading bays. The parade of which the property forms part contains mainly local and specialist trades and the property is close to a Lidl supermarket, a Boots Pharmacy and a number of catering outlets.

### **DESCRIPTION:** -

The property comprises a former bookmakers office providing good overall accommodation suitable for a variety of uses. The property has an aluminum shop front, solid floors, suspended ceiling and air-conditioning (not tested). There are 3 WCs to the rear together with a staffroom/kitchenette. The property is set behind a useful forecourt which could be used for external display.

### **ACCOMMODATION:-**

Gross frontage	6.5m
Internal width	6.3m
Maximum shop depth	19.96m
Sales area (partitioned)	125.75m <sup>2</sup> (1354ft <sup>2</sup> ) approx
3 x WCs	
Staffroom/kitchenette area	
Forecourt	31.4m <sup>2</sup> (338ft <sup>2</sup> ) approx

### **USE/PLANNING:-**

The property was formerly used as a bookmaker but has the benefit of a certificate of lawfulness for use withing class E of the current Town and Country Planning Use Classes Order. The property is considered suitable for a variety of uses.

### **TENURE:** -

The property is to be offered by way of a new lease, the length of which is to be negotiated.

### **RENT:** -

An initial rent of £27,500 (twenty thousand five hundred pounds) per annum exclusive is sought.

### **BUSINESS RATES:-**

The property has a ratable value of £27,500. Interested parties should contact the local authority to confirm the rates PAYABLE.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### **EPC RATING:-**

The property has an Energy Performance Certificate rating of 72 within Band C.

### **VAT:-**

We are advised by the landlord that VAT is not chargeable in respect of rent and other outgoings on this property.

### **VIEWINGS:-**

Viewings by prior arrangement – please telephone 0208 681 2000 or via our joint agents:

Baxter Phillips

Attn: Philip Lapper

Tel: 0208 313 9000

Email: [philip.lapper@baxterphillips.co.uk](mailto:philip.lapper@baxterphillips.co.uk)

020 8769 0161

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25<sup>th</sup> July 2023



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