



456 Bromley Road, Bromley, BR1 4PP

A ground floor Class E shop to let on a new lease.

020 8681 2000

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£10,000 Per Annum Exclusive

LOCATION: - The property is situated on Bromley Road (A21), the main through road from Bromley to Catford. The property forms part of a popular retail parade with a variety of single traders. The temporary parking bays at the front of the property promote quick-stop trade. The property benefits from heavy vehicular traffic and moderate pedestrian foot-flow and is situated in a densely populated residential catchment which the property is able to service. Bromley Road is a bus route and Beckenham Hill train station is 0.7 miles away. There is a bus stop a stone's throw from the shop increasing visibility to the property.

DESCRIPTION: - The property comprises a ground floor Class E lock-up shop. It has a glazed frontage, staff kitchenette and WC and is suited to kiosk-sized operators.

ACCOMMODATION: -

Gross frontage	2.698m (9ft) approx.
Maximum width	2.748m (9ft) approx.
Max. shop depth	7.347m ² (24ft ²) approx.
Sales area	19.323m ² (208ft ²) approx.
Kitchenette	2.52m ² (30ft ²) approx.

USE/PLANNING: - The property was previously used as a vehicle hire office and falls Class E of the current Town and Country Planning (Use Classes Order) and is considered suitable for a wide 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/PRICE: - An initial rent of **£10,000 (ten thousand pounds)** per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £10,000. Interested parties should contact the local authority to confirm the rates PAYABLE, in particular, small business relief which may reduce the rates payable figures. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned and will be made available upon request.

VAT: - We are advised by the landlord that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

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