



468 Bromley Road, Downham, Kent, BR1 4PP

Highly prominent corner position shop and yard to let

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Rent: £22,500 per annum exclusive

LOCATION: - The property is situated fronting Bromley Road, close to its junction with Downham Way, and fronting a busy intersection. The property shares the immediate vicinity with a number of multiple occupiers including Iceland, Coral, Day Lewis Pharmacy, Paddy Power, Sense and Subway but there are also numerous more local and specialist trades represented. Bromley Road is a busy thoroughfare and bus route, and the property is exceptionally visible to passing vehicular traffic. There is a good deal of pedestrian foot flow making the property suitable for a variety of trades.

DESCRIPTION: - The property comprises a corner position ground floor shop fronted premises, most recently used as a funeral directors' office. The property has fully glazed frontage and return frontage, solid floors, suspended ceiling, gas fired central heating (not tested) and an internal WC. It is currently partitioned internally. To the rear is a yard area with double gate access enabling loading to take place.

ACCOMMODATION: -

Gross frontage	6.07m
Return frontage	5.02m
Internal width	4.61m widening to 4.78m after 1.1m and widening to 5.74m after a further 2.27m
Shop depth	9.12m
Sales area	43.42m ² (465ft ²) approx.
Rear area	27.38m ² (295ft ²) approx.
Total ground floor	70.60m ² (760ft ²) approx.
Rear yard	43.17m ² (465ft ²) approx.
Internal WC	

USE/PLANNING: - The property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

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 £22,500 (Twenty two thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £11,250 (Eleven thousand two hundred and fifty pounds). Enquiries should be made of the Valuation Office Agency in this regard.

VAT: - We understand the property is not elected to VAT.

EPC RATING: - The property has an EPC rating of 78 within band D

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

020 8769 0161

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Date: 23/08/24



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