

BAXTER PHILIPS
1st FLOOR OFFICES
TO LET
700sq ft - 65.03 sq m
020 8313 9000
baxterphilips.co.uk

TONI & GUY

ADONIS
MALE GROOMING

RSBC
Royal Society for Blind Children

Health, Healing
MEDICAL MISSION
INTERNATIONAL

WORLD
CHILDREN'S FUND

34 HIGH STREET

Yale

KIUISUO
running sales

GREEN
#SEXY
#VITAM
#HAPP
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BAXTER PHILIPS
020 8313 9000

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SHOP TO LET

34 HIGH STREET
BROMLEY
BR1 1EA

LOCATION:

The premises are located on the west side of High Street close to Bromley South Station and the newly constructed St Marks Square development (believed to be fully operational in the summer of 2018) Bromley is a major district centre with excellent retail and leisure facilities including many of the national multiples such as Marks & Spencer, Primark, Sainsburys Local, T K Maxx, Waitrose, Tesco Express, W H Smith within proximity to the subject premises. The immediate area is also well served by restaurants and bars including Pizza Express, Zizzi, Nandos and J.D. Wetherspoon.

DESCRIPTION:

The property forms a ground floor lockup shop with E-Class use, most recently trading as and still fitted as a barber, with kitchen, w.c and ancillary storage area. In addition to some of the barbers' fittings still currently in place, the unit benefits from A/C, tiled flooring and spotlights

ACCOMMODATION:

The property has the following approximate areas and dimensions:

Retail Depth (max)	36ft 6"
Retail Width (max)	16ft 4"
Retail Area	589sq ft -54.72sq m
Kitchenette	
WC	
Storage	

RENT:

£34,000 per annum exclusive

TERMS:

The property is available by way of a new long term fully repairing and insuring lease.

RATES

RV 2023

£27,000

UBR 2023-2024

49.9p in the £

Transitional relief/premium may be applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

EPC:

Rating: D-100

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

V.A.T.:

The terms quoted exclude VAT which is charged in addition to the rent.

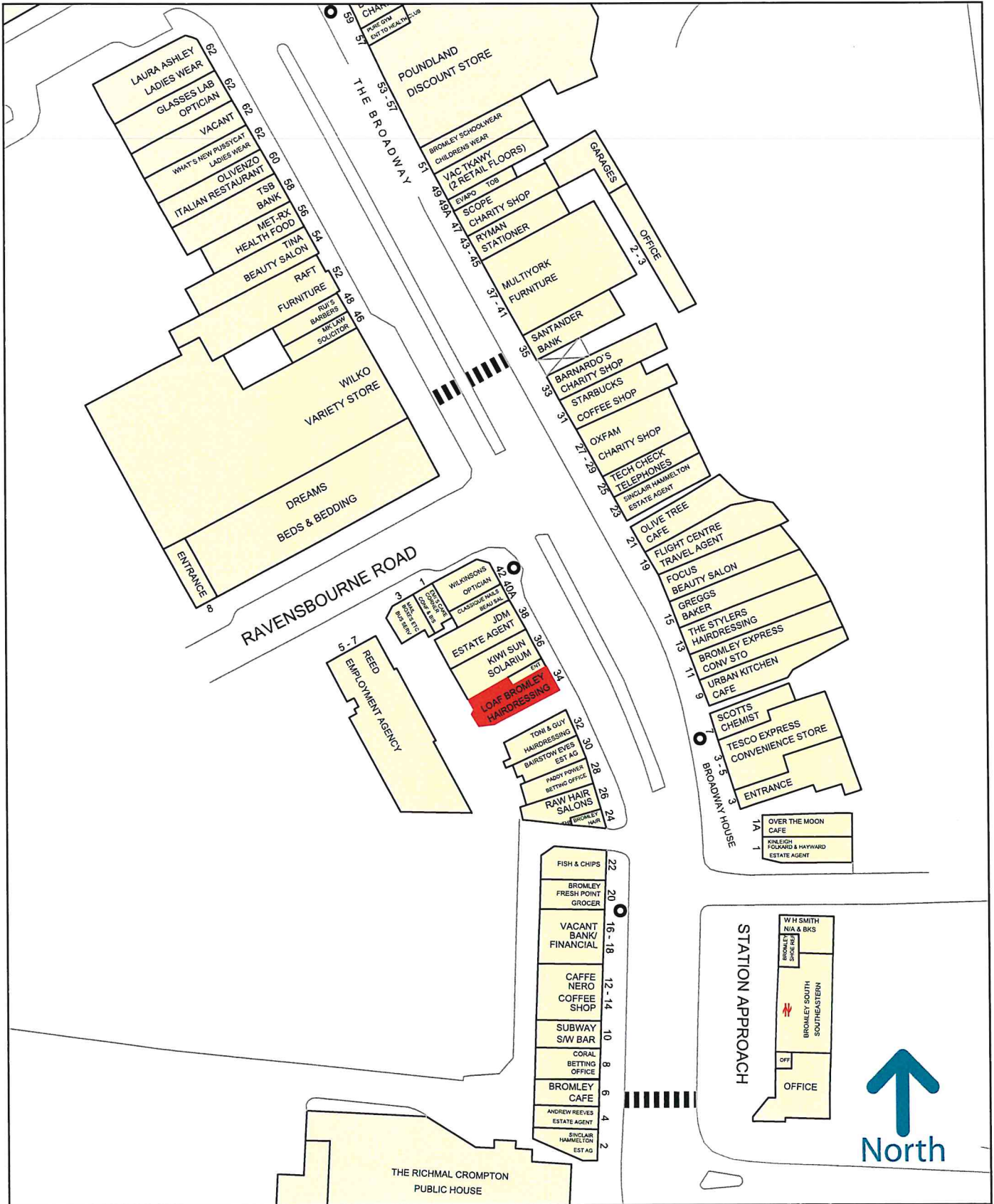
VIEWING:

Strictly via sole agents:
Baxter Philips
Tel: 020 8313 9000

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.



50 metres

Experian Goad Plan Created: 29/06/2018
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