

# RETAIL (A1 USE) TO LET



**149 High Street, Bromley, BR1 1JD**

**A1 UNIT IN PRIME HIGH STREET LOCATION**

**AREA:** 1,511 sq.ft (140 sq.m) approx. | **RENT:** £73,500 PAX

## LOCATION:

The premises are located in the heart of Bromley High Street in a pedestrianised precinct close to the Glades Shopping Centre and its multi-storey car park. Major retailers nearby include JD Sports, Next, Mothercare, Primark and a raft of other multiples. Both Bromley North and Bromley South stations are within walking distance.

## DESCRIPTION:

An A1 ground floor shop unit with an abundance of basement storage. The premises currently is trading as a shoe shop but eminently suitable for a wide variety of other uses. The 2 tiered sales area has ceramic tiled flooring and reversible air conditioning. There are tea making and toilet facilities in the basement.

This is an assignment of an existing FRI lease from Bromley council for a term of 20 years expiring 23 June 2020 and is within the provisions of part 2 of the L and T act 1954 and incorporates 5 yearly rent reviews. The passing rent is £73,500 per annum.

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**USE CLASS:** A1 - Shops

**FLOOR AREA:**

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	631	59
Basement	880	82
<b>TOTAL</b>	<b>1,511 sq.ft</b>	<b>140 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- A1 Use
- Air conditioned
- Premium OIRO £30,000
- Suspended ceiling + LED lighting
- 631 sq.ft of ground floor sales area
- Circa 880 sq.ft of basement space
- Rear access for loading
- Prime high street location

### TERMS:

Assignment of the existing 20-year lease, expiring 23 June 2020 (Inside the L&T Act '54)

**RENT:** £73,500 PAX

**RATES PAYABLE:** Rateable Value estimated to be £46,691 (payable £27,547.34)

**VAT:** The premises is elected for VAT

**SERVICE CHARGE:** To be confirmed

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

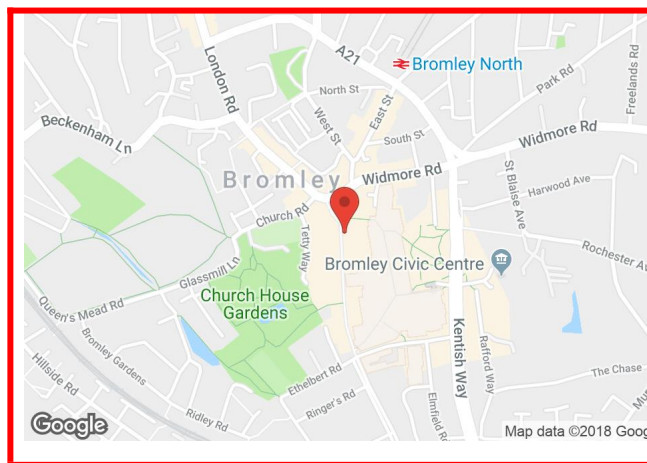
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