

BAXTER PHILIPS **02083139000**

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HIGH PROFILE & FULLY REFURBISHED CORNER BUSINESS UNIT

FOR SALE

16 EAST STREET BROMLEY BR1 1QU

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LOCATION:

The property is situated in a central and prominent location at the junction of East Street and South Street, only a short distance from the Glades Shopping Centre, Bromley High Street and Market Square.

The property is well served for transport by Bromley North Bus Terminal together with Bromley North & Bromley South Railway Stations that provide frequent services to London Bridge (25 mins) and London Victoria (15mins) respectively. More generally East Street has been the subject of extensive enhancement and investment to the streetscape in recent years, this investment in the public realm has seen East Street provide a more vibrant mix of retail, restaurant and office occupier and clientele.

DESCRIPTION:

Fully refurbished self-contained modern business unit providing the following specifications:

- Fully redecorated
- Air conditioning
- Low voltage spotlighting
- Full height glass return frontage
- Strip wood effect flooring
- Modern kitchen and WC facility
- Shared bin store

ACCOMMODATION:

The premises have the following approximate areas:

Retail Area 616 sq ft – 57.22 sq m

Plus Kitchen & W.C

PRICE:

Offers in excess of £325,000

TENURE:

Long lease of 999 years subject to peppercorn ground rent.

RATES:

RV 2017 £To be reassessed UBR 2019-2020 49.1p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief

EPC: Rating: TBC

V.A.T.:

The building is elected for VAT and therefore VAT will be payable in addition to the purchase price.

VIEWING:

Strictly via sole agents Baxter Philips

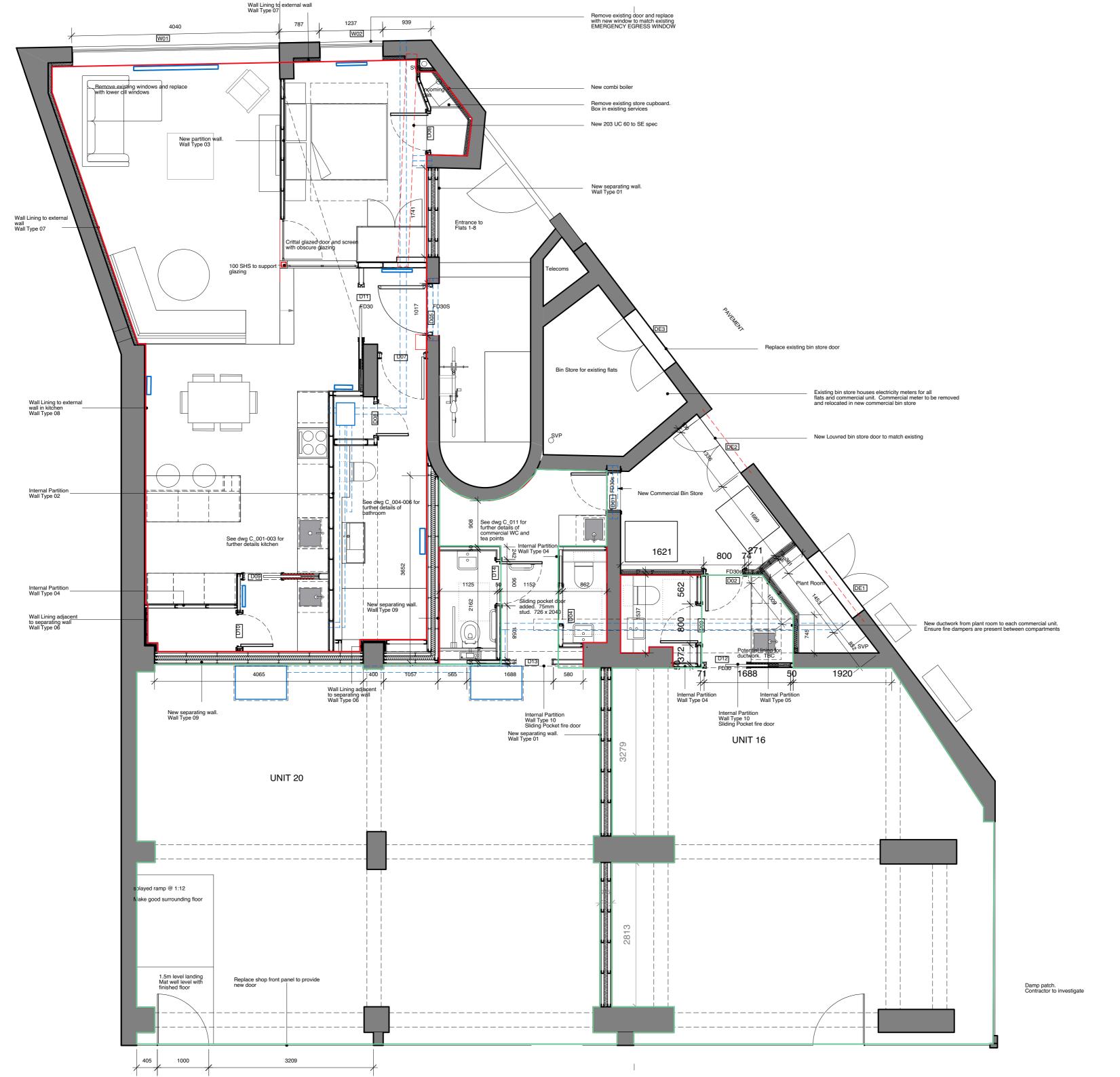
Subject to contract











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General Notes

Do not scale from drawings.

All dimensions must be checked on site and discrepancies verified with the Architect. Unless shown otherwise all dimensions are to be to structural surfaces and are in mm. Unless shown refer to internal door schedule for door sizes. Door openings to be set out to give full specified architrave either side.

To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings. For all structural details and information refer to Structural Engineers drawings. For all mechanical and electrical information refer to M&E consultants drawings and information unless shown otherwise.

Any discrepancies between drawings to be reported immediately to the Architect. Refer to drawing number for details.



Residential Unit GIA: 69.4sqm/ 747sqft

Unit 16 GIA: 55.8sqm/ 600sqft NIA: 53.2sqm/ 572sqft

Wall Type 01 - New separating wall. Min Reqs: 43dB reduction in Airborne Sound Insulation and 64dB max for Impact Sound Insulation Gypwall Quiet IWL. Two frames of 48mm Gypframe 'C' Stud at 600mm centres, cross braced at 1200mm centres 75mm Isover High Performance Acoustic Slab double layer of 15mm Gyproc SoundBloc each side positioned between the frames. Rw+Ctr 57 dB Rw 63 dB 90 mins BS

Wall Type 02 - Partition wall between bathroom and kitchen Min Reqs: 40dB reduction in Airborne Sound Insulation Gypframe 70 S 50 @ 600cc, Double layer of 12.5mm Gyproc SoundBloc MR. Guidance Construction 60 mins BS

Wall Type 03 - Partition with bedroom Min Reqs: 40dB reduction in Airborne Sound Insulation Gypframe 48 5 0 @ 600cc. Single layer of 12.5mm Gyproc SoundBloc and 12.5mm Gyproc Habito to each side. Guidance Construction 60 mins BS

Wall Type 05 - Bin Store/ Air con room
Gypwall Extreme/ Robust Hybrid
70 AS 50 Acoustuds @ 600cc with 50mm Isover Acoustic roll. 15mm Duraline to internal
side and 15mm Duraline and 12.5mm Rigidur to store side.
Rw 50 dB
Fire Integrity and Insulation- 60 mins

Wall Lining 06 - Lining adjacent to separating wall
GypLyner UNIVERSAL wall system 35mm minimum cavity 25mm
Isover Acoustic Partition Roll (APR 1200) lining two layers of Gyproc 12.5mm SoundBloc
(MR to bathroom)
Rw+Ctr 55 dB
Rw 60 dB

Wall Lining 07 - External walls
Upgrade existing masonry walls with DriLyner RF wall lining incorporating blobs of Gyproc Sealant and 78mm Gyproc ThermaLine laminate PIR U-Value 0.28

Wall Lining 08 - Party wall in kitchen 20mm brick slips fixed using cement based adhesive

Wall Type 09 - New separating wall. Min Regs: 43dB reduction in Airborne Sound Insulation and 64dB max for Impact Sound Insulation Gypwall Quiet IWL. Two frames of 60mm Gypframe 'I' Stud at 600mm centres, cross braced at 1200mm centres 100mm Isover High Performance Partition Roll double layer of 15mm Gyproc SoundBloc each side positioned between the frames. Rw+Ctr 62 dB Rw 70 dB 90 mins BS

Wall Type 10 - Partition for sliding pocket fire door Gypframe 70 S 50 @ 600cc, single layer of 12.5mm fireline board 100mm overall width. Door installed to manufacturers recommendations

G/ 9.5.19	SD	Unit 20 WC's revised
F/ 2.4.19	SD	Sliding door added
E/ 29.03.19	SD	MEV added
D/ 26.03.19	SD	Additional pocket doors added
C/ 12.03.19	SD	Plant room amended. Emergency window added
B/ 20.02.19	SD	Structural information added
A/ 18.12.18	SD	Issued for tender

Frank Kelly Properties

16-20 East Street

Existing Plan

Project No. Prefix Drawing No. Issue SWD/115 GA 101 G	Scale / Format 1:50 / A2	Drawn SD	Checked	Date 21.11.18
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