

BROMLEY

17 SOUTH STREET

BR1 1RH

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – OFFICE SUITE – TOWN CENTRE LOCATION
APPROX 592 SQ FT (51M²)

Location

Situated in a prominent position within the town centre at the junction of South Street and East Street. In the immediate vicinity there are restaurant and shopping facilities and Bromley North Railway Station is approximately 250 yards distant. The offices are conveniently located for the Intu Shopping Centre and the High Street.

Description

Comprises a self-contained first floor office suite with private entrance from South Street. The offices have the benefit of gas fired central heating and fitted carpets.

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£9,000 per annum exclusive** payable quarterly in advance.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor –
Private entrance with hallway leading to cloakroom/WC.

Staircase to five private offices.

TOTAL OFFICE FLOOR AREA APPROX – 592 SQ FT (51M²)

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,988.00 (2012/13 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Legal Costs

The ingoing tenant is to be responsible for payment of the landlord's legal fees.

Notes

Commercial Energy Performance Certificate

Energy Performance Certificate 
 Non-Domestic Building
 17 South Street
 BROMLEY
 BR1 1RH
Certificate Reference Number:
 9316-3086-0992-0400-7105

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

136 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 97
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 94.31

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
74 If typical of the existing stock

Viewings

Available by prior appointment with Linays Commercial Limited.



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