

# UNIT 56 THE GLADES BROMLEY, BR1 1DN

# LUNSONMITCHENALL



## LOCATION

The Glades Shopping Centre occupies 500,000 sq ft of retail and leisure space in the heart of Bromley. The Glades dominates the town centre retail and is easily accessible by car, bus and train providing Bromley's main 1,567 space car park.

The Glades has an annual footfall of 20 million, with 79% of Bromley residents being in the most affluent ACORN categories.

The Glades comprises 144 retail units over two covered trading malls anchored by **M&S**, **Debenhams**, **Zara** and **Boots** and provides an excellent tenant mix including the likes of **New Look**, **H&M**, **River Island** and **Apple**.

Unit 56 is situated on the Lower Mall adjacent to **Aldo** and **Select** whilst in close proximity to **M&S**, **Swarovski**, **Footlocker**, **The Perfume Shop** and **H Samuel**.



## ACCOMODATION

The unit provides the following approximate dimensions and net internal floor area:-

Internal Width	6.98 m	23 ft 3"
Depth	23.39 m	76 ft 8"
Ground Floor NIA	155.51 sq m	1,674 sq ft
Basement Ancillary	95.31 sq m	1,026 sq ft

## RENT

Base rental offers are sought in the region of **£150,000 per annum** exclusive of service charge, insurance, rates and VAT, payable quarterly in advance.

## TENURE

The unit is available by way of a new 10 year lease subject to five yearly upward only rent reviews to 80% of market rent. The rent payable will be the greater of the base rent or a percentage of gross turnover excluding VAT.

## RATES

Rateable Value	£129,000
Rates Payable 2018	£63,597

Interested parties are advised to make their own enquiries with the Local Authority.

## SERVICE CHARGE

The estimated annual service charge is £33,714 to the year ending 31<sup>st</sup> Dec 19 based on the GIA.

## MERCHANT'S ASSOCIATION

The estimated annual Merchant's Association charge is £TBC for the year to 31<sup>st</sup> March 2019.

## INSURANCE

The estimated annual Insurance premium is £1,526 for the year to 31<sup>st</sup> March 2019.

## COSTS

Each party is to be responsible for their own legal costs.

## VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## AVAILABILITY

Immediately available.

## EPC

D Rating – a certificate is available on request.

## VIEWING / FURTHER INFORMATION

<b>George Saunders:</b>	<a href="mailto:georges@lunson-mitchenall.co.uk">georges@lunson-mitchenall.co.uk</a>	020 3713 5844
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<b>Stuart White:</b>	<a href="mailto:stuartw@lunson-mitchenall.co.uk">stuartw@lunson-mitchenall.co.uk</a>	020 7478 4950

Or our joint agents Cushman & Wakefield  
**James Merrett** and **Emma Williams**

0207 935 5000

Subject to Contract – January 2019

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

# 020 7478 4950

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