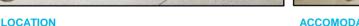
### **UNIT 58 THE GLADES BROMLEY, BR1 1DN**

## LUNSONMITCHENALL





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 58 is situated on the Lower Mall adjacent to EE and Aldo. Retailers in close proximity include 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	7.01 m	23 ft
Depth	23.46 m	77 ft
Ground Floor NIA	149.16 sq m	1,605 sq ft
Basement Ancillary	59.27 sq m	638 sq ft

Base rental offers are sought in the region of £150,000 per annum exclusive of service charge, insurance, rates and VAT. pavable 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 Or our joint agents Cushman & Wakefield rent. The rent payable will be the greater of the base rent or James Merrett and Emma Williams a percentage of gross turnover excluding VAT.

#### RATES

Rateable Value: £114 000 Rates Pavable 2019: £56,202

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

#### SERVICE CHARGE

The estimated annual service charge is £27.188 to the year ending 31st Dec 19 based on the

### MERCHANT'S ASSOCIATION

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

### **INSURANCE**

The estimated annual Insurance premium is £1,060 for the year to 31st 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.

C Rating - a certificate is available on request.

### **VIEWING / FURTHER INFORMATION**

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Subject to Contract - March 2019

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

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