

UNIT 253 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 253 is situated on the Upper Mall in close proximity to **Hobbs, Starbucks, Thomas Sabo, Kurt Geiger** and **The Perfume Shop**.

ACCOMODATION

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

Internal Width	6.01 m	19 ft 9"
Depth	15.84 m	52 ft
Ground Floor NIA	88.62 sq m	954 sq ft

RENT

Rental offers are sought in the region of **£100,000 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	£70,000
Rates Payable 2018	£33,530

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

SERVICE CHARGE

The estimated annual service charge is £11,776.

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

Subject to vacant possession. Please note staff are unaware of the potential disposal.

EPC

A certificate is available on request.

VIEWING / FURTHER INFORMATION

Natalie Mylroie: nataliem@lunson-mitchenall.co.uk 020 7478 4983

Stuart White: stuartw@lunson-mitchenall.co.uk 020 7478 4979

Or our joint agents Cushman & Wakefield

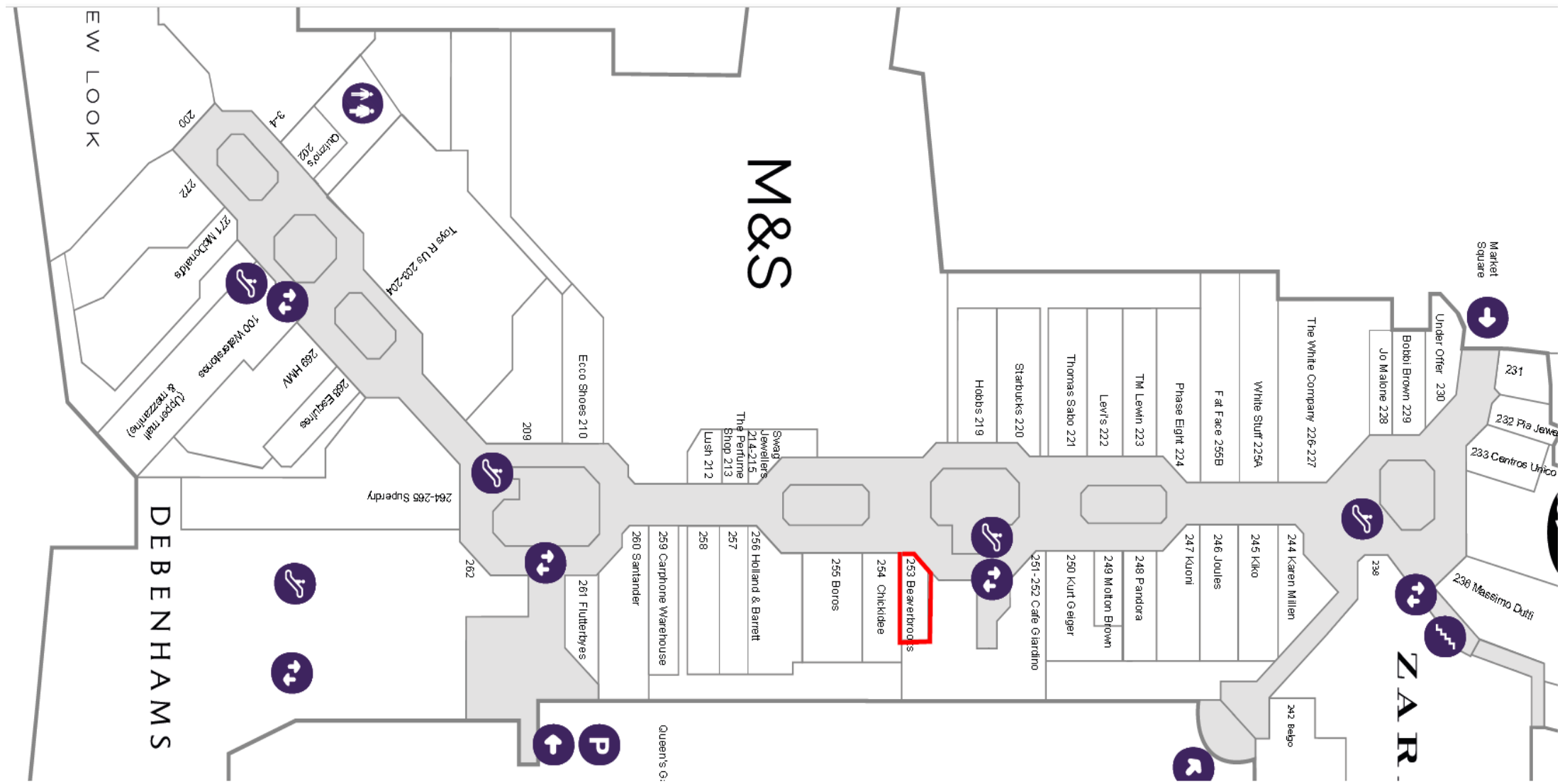
James Merrett and **Emma Williams** 0207 935 5000

Subject to Contract – February 2018

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

020 7478 4950
LUNSON-MITCHENALL.CO.UK

**UNIT 253 THE GLADES
BROMLEY, BR1 1DN**



020 7478 4950
LUNSON-MITCHENALL.CO.UK

IMPORTANT
Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.