

BROMLEY

UNIT 080 REGENT ARCADE

THE GLADES

UNIT TO LET



LOCATION

Located just 11 miles south east of Central London, Bromley is a popular London suburb and one of the most significant commercial and retail centres within the capital city. The town benefits from excellent transport and communication links – 15 minutes by train to London Victoria – making it a highly popular commuter hub.

Bromley has a total catchment of 2.3 million people, which is forecast to see strong population growth. The most affluent ACORN categories, 'Affluent Achievers' & 'Rising Prosperity' account for 64% of the core catchment population, significantly out performing both UK & London averages and ranking the town 2nd in the top 20 London centres for wealth.

The Glades dominates the town centre retail provision providing 500,000 sq ft of accommodation arranged over two trading floors and comprising over 120 shop units. The centre is anchored by **Marks & Spencer** and **Debenhams**, other key retailers include **H&M**, **Zara**, **Apple**, **New Look** and **Boots**. The strong tenant mix has recently improved with new lettings to **Bobbi Brown**, **Molton Brown**, **MAC**, **Jo Malone**, **White Stuff**, **Sketchers** and **Timberland**.

The Queen's Garden Restaurant Terrace opened in Summer 2016 and provides an all day and evening offer with new operators including **Wagamama**, **Byron**, **Giraffe** adding to the already strong provision which includes **Joe's Kitchen**, **Yo! Sushi** and **Carluccio's**.

SITUATION

The unit is situated in Regent Arcade adjacent to **Café Giardino** and in close proximity to **And Cut**, **Steif** and **Debenhams**. A street traders plan is found on the reverse of these particulars.

TURNOVER LEASE

A new turnover lease is available for a term of 10 years on an effectively full repairing and insuring basis incorporating 5 yearly upward only rent reviews.

Accommodation

The unit is currently arranged on ground floor only and offers the following approximate net internal floor area:

Ground Floor	38 sq m	414 sq ft
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Occupational Costs

Draft 2017 Rateable Value	£15,250 pa
Service Charge (2017)	£4,655 pa
Insurance (2017)	£95 pa
Merchants Association Fee	TBC

BASE RENT

Rental offers are sought on the basis of the rent being the higher of a base rent of **£25,000** or an agreed percentage of gross turnover (net of VAT) to be agreed and exclusive of Service Charge, Merchandising Charge, Business Rates, Insurance etc.

PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to check they are in working order. Purchasers/lessees may wish to make their own investigations.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available shortly.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

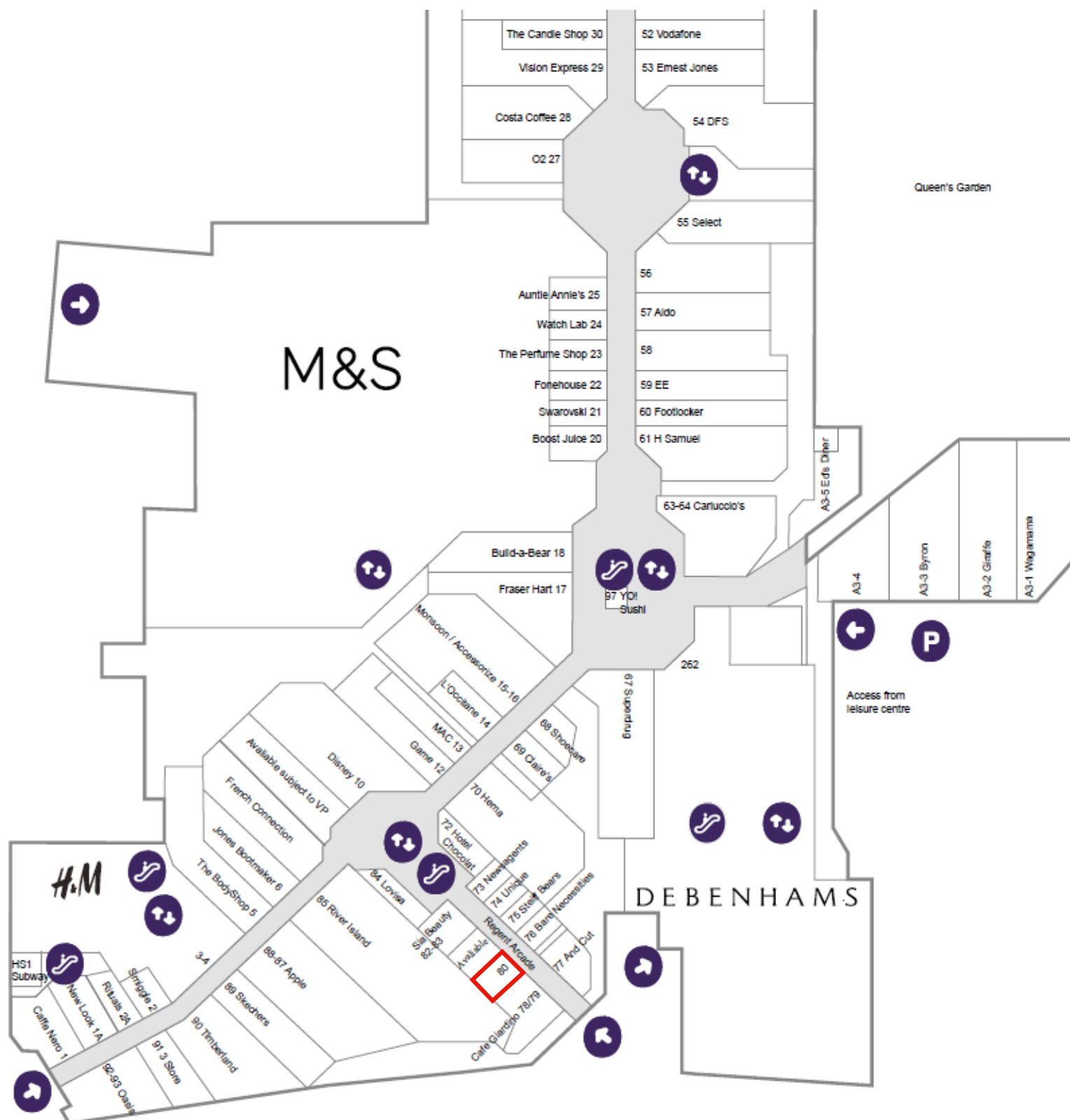
All viewings and inspections must be arranged through Cushman & Wakefield LLP or via our joint agent Lunson Mitchenall on 020 7478 4950

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Regulated by the Royal Institution of Chartered Surveyors.