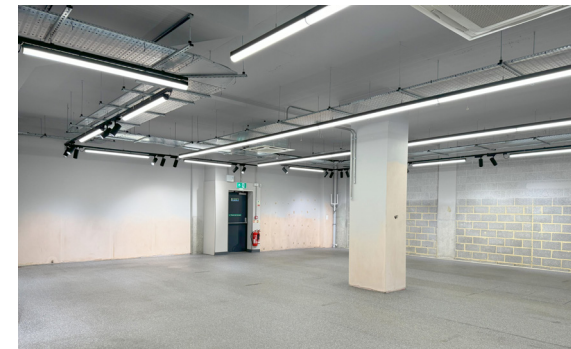


BROMLEY, KENT - 3,283 SQ. FT (305.0 SQ. M) APPROX.

LEASEHOLD **TO LET**



HIGHLY PROMINENT CORNER/RETAIL SHOWROOM UNIT

1 HOMESDALE ROAD, BROMLEY, KENT, BR2 9JQ

RENT - £85,000 PAX

SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

1 HOMESDALE ROAD, BROMLEY, KENT, BR2 9JQ

LEASEHOLD **TO LET**

LOCATION

Situated in a highly prominent position on the corner of Masons Hill (A21) and Homesdale Road. Masons Hill is the main southern approach road from the south leading into Bromley Town Centre. Bromley Town Centre and Bromley station are both approximately half a mile to the north.

DESCRIPTION

Comprises a former convenience store, with the benefit of modern shop fronts and internal security shutters, air conditioning, LED strip lights and five dedicated parking spaces.

Previously used as a convenience store, but considered suitable for a number of alternative uses such as showrooms, medical uses and other uses within use Class E (subject to Landlord's consent).

FEATURES

- 1/2 Mile to Bromley Town Centre
- A1 Retail Use
- Air Conditioning
- LED Lighting
- Security Shutters
- 5 Dedicated Parking Spaces

ACCOMMODATION

Approx floor areas:	Sq. Ft	Sq. M	
Ground Floor	Retail	3,283	305.0

DEDICATED PARKING FOR 5 CARS.

Dedicated Bin Stores.

TERMS

Assignment of the lease expiring September 2033, alternatively a new lease may be available.

RENT

Rent £85,000 per annum exclusive.

RATING

Rateable Value £59,500
UBR 2023/24 51.2p/£

VAT

The rent quoted is exclusive of VAT which may be payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band B.

LEGAL COSTS

Each party to bear their own costs and 50% each towards any cost incurred in obtaining Landlord's consent.

VIEWING

By prior appointment with the sole agents:
Salisbury & Co. 01732 463 205
Neil Salisbury: neil@salisburyand.co

SALISBURY & Co.
01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

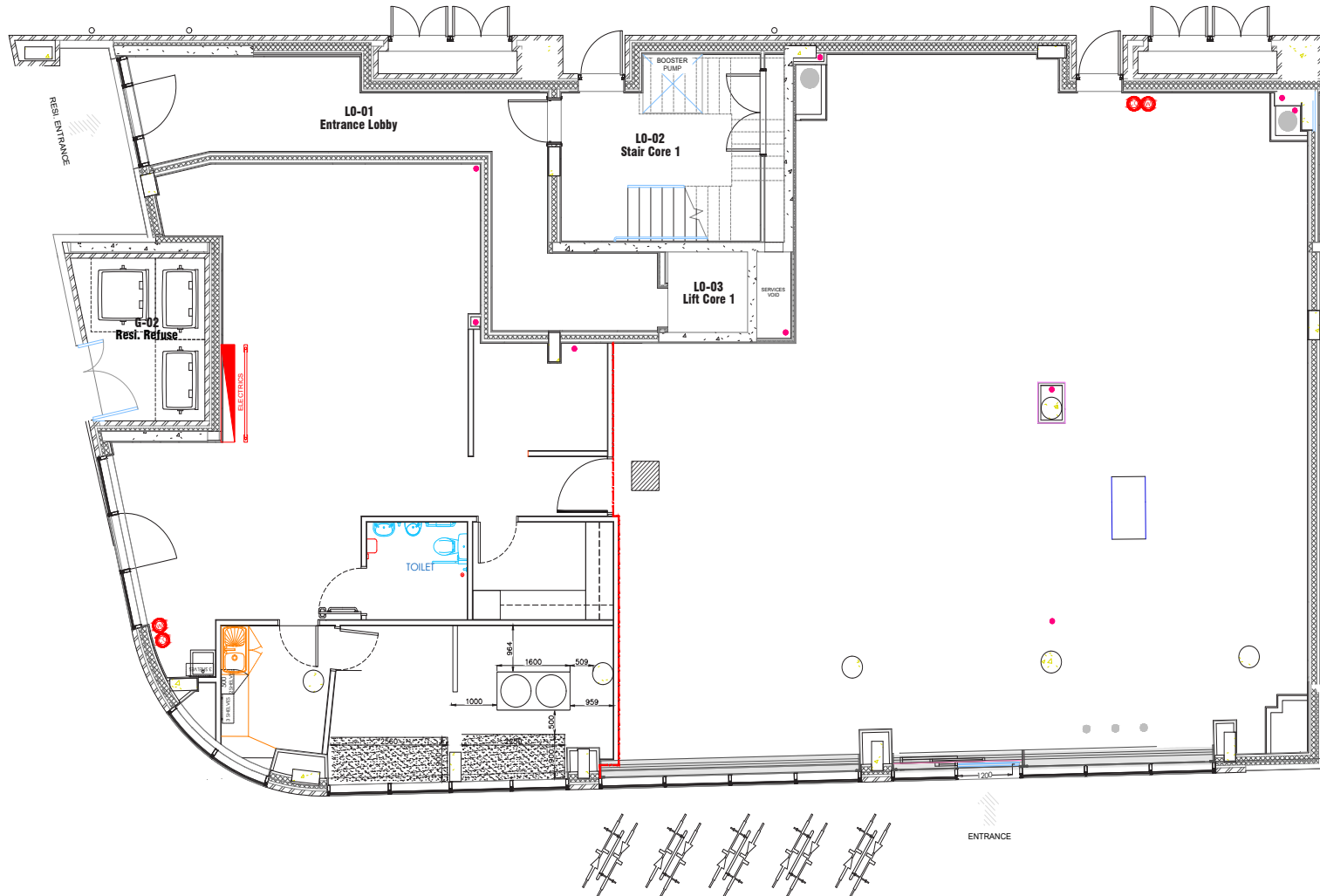
Lime Tree Workshop, 11 Lime Tree Walk,
Sevenoaks, Kent, TN13 1YH



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professionalism
worldwide

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DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE DESIGNER.

IF IN DOUBT ASK FOR CONFIRMATION.

AREA SIZE	SPACE m ²	SPACE ft ²
SALES	181	2098
BOH	99	1076
GROSS	296	3196
FIRST FLOOR	NA	NA
SUB LET SPACE	NA	NA
MOTHBALLLED	NA	NA

REV.	DESCRIPTION	DRWN	CHKD	DATE
1ST	GA PLAN			25/01/2024



ISSUED FOR: **GA PLAN**

ADDRESS:
1 HOMESDALE ROAD
BROMLEY
BR2 9JQ

DRAWING TITLE:
GA PLAN

DRAWING SCALE	SHEET SIZE	SHEET No.	DRWN	CHKD	DATE
1:50	A1	1 of 1	RY	RY	02-04-2019

DRAWING NUMBER: **SC-417-V1-GF-DR-K-0001**

REVISION: -