

Malcolm Martin

Chartered Valuation Surveyor

GROUND FLOOR SHOP & PREMISES

TO LET ON NEW LEASE

177 Widmore Road, Bromley

BR1 3AX

£20,000 pa



Fronting onto Widmore Road, about a mile east of
Bromley Town Centre

Location

This property is located in a local shopping parade, about a mile east of Bromley Town Centre. Prominently seen from Widmore Road, it is in the midst of a predominantly residential area, with other local shops nearby. These include Lewis Day Pharmacy, Cody Phillips Estate Agents, Premier Dry Cleaners, Bickley Premier Stores, Bickley Barbers along with the adjoining Cut Hairdressers and neighbouring local café and coffee house and Widmore Wine and Grocers amongst others.

Description

The property consists of a ground floor lock-up shop with side entrance and rear yard, having window frontage to Widmore Road. As such it lends itself to a variety of potential uses within Class E.

Accommodation (all measurements approximate)

Ground Floor

Gross Frontage	5.47m	(17'11)
Window Frontage	3.21m	(10'8")
Internal Width (front)	3.21 m	(10'6")
widening to	3.73 m	(13'0")
Initial Shop Depth	7.47 m	(24'6")
Built Depth	13.97 m	(45'10")
currently arranged as		
Ground Floor Sales	28.80 m ²	310 ft ²
Ground Floor Rear Rooms	<u>37.16 m²</u>	<u>400 ft²</u>
Total Ground Floor	65.96 m ²	710 ft ²

but an internal rearrangement to increase the sales area could be made.

WC

Side Entrance

Rear Yard – not measured

Use

Current use of the premises is a retail shop within Class E of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended 1 September 2020).

New Lease

New lease length by agreement on full repairing and insuring terms, subject to periodic rent reviews (not to go down on review)

Rent – £20,000 pa

EPC – being assessed

VAT – The exemption on this property has not been waived, so VAT will not be charged on the rent.

Rates

This property may qualify for 100% Small Business Rate Relief. This may be claimed by businesses with a sole (or main) property that has a Rateable Value of £12,000 or less. Prospective tenants must make their own enquiries on this.

Current Rateable Value

Shop and Premises £9,400

Legal Costs - Each side to pay their own legal costs.



Viewing strictly only by appointment through

Sole Agent

Malcolm Martin

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Prospective tenants are informed that whilst these details have been checked and so are believed to be correct, free from incorrect information or misleading omissions and issued in good faith, we would be pleased to re-check any information if requested. This is particularly so if you are travelling some distance to view.

These particulars are subject to contract. They do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars, intending purchasers must verify all statements by inspection or otherwise.