



**BAXTER PHILIPS**  
**020 8313 9000**

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**LEASE AVAILABLE**  
**E-CLASS**

**16 HIGH STREET**  
**CHISLEHURST**  
**BR7 5AN**

## LOCATION

The property is situated in a prime position on the High Street, close to Costa Coffee, Nero, Sainsbury's, and The Queen's Head Public House. Chislehurst is a desirable suburban district in south-east London, within the London Borough of Bromley. Located east of Bromley town centre, south-west of Sidcup, and north-west of Orpington.

## DESCRIPTION

A single-storey retail unit that previously operated as an Estate Agent and has been fitted out as such. The premises are fitted out to a high standard, including air conditioning, a partitioned storage and meeting room, a staff kitchen, and WC facilities.

## ACCOMMODATION

The premises offer the following dimensions and areas:

**Retail area:** 703 sq. ft – (65.31 sq. m)

## TERMS

Available to let via an assignment of an existing lease granted for 10 years from July 2021.

## RENT

£30,000 per annum

## RATES

RV 2023: £18,500

UBR 2023-2024: 49.9p in the £

Small business rate relief may be available. More info:  
<http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C-62

## VAT

We are advised that VAT is not payable in addition to the rent.

## LEGAL COSTS

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

## FLOOR PLANS

Floor plans are available upon request.

## SERVICES

The mention of any appliances or services in these particulars does not imply they are in working order.

## AGENTS NOTE:

Please note restaurant, café and hair and beauty use will not be considered for this property.

## VIEWING

Strictly via sole agents.



Philip Lapper

Tel: 020 8313 9000

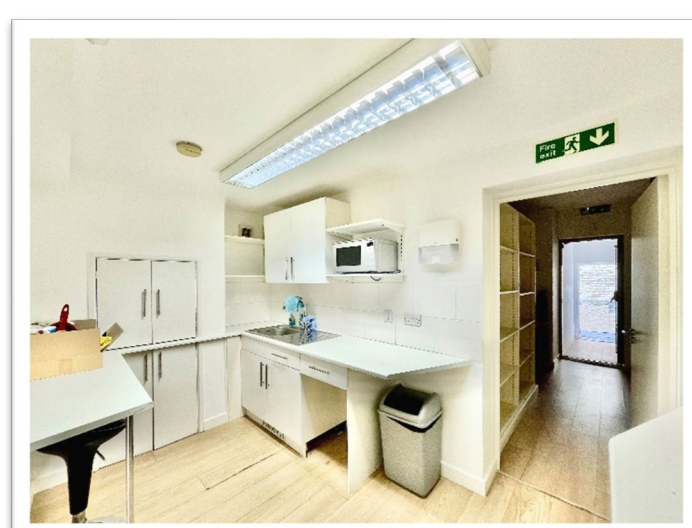
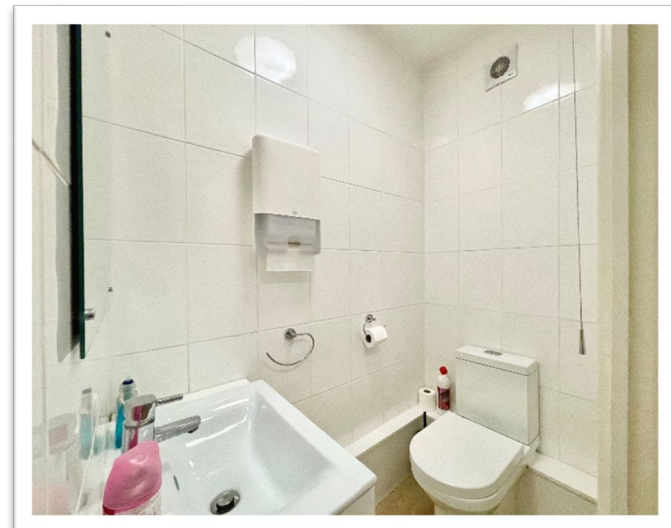
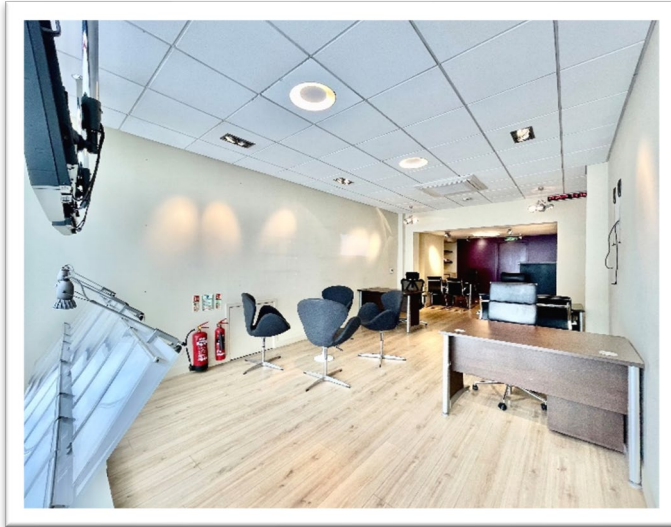
Email: [philip.lapper@baxterphilips.co.uk](mailto:philip.lapper@baxterphilips.co.uk)

**Subject to contract**

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