



TO LET

- SELF CONTAINED OFFICES
- WITH PARKING
- 2150 sq ft – 199.73 sq m

BAXTER PHILIPS
020 8313 9000

baxterphilips.co.uk

FIRST FLOOR
30 HIGH STREET
CHISLEHURST BR7 5AS

LOCATION:

Chislehurst is a pleasant and affluent suburb within the London Borough of Bromley located approximately 2.5 miles from Bromley Town Centre. The High Street offers a good variety of shops ranging from supermarkets, High Street banks, major coffee retailers through to independent boutique offerings, whilst also being complimented by a plethora of busy Restaurants and Bars. The property is located in the centre of the High Street close to Sainsburys, at its junction with Willow Grove and Park Road, giving commanding views over and good visibility from, both ends of the High Street and aforementioned roads.

DESCRIPTION:

The property forms the entire self contained first floor, of an end of terrace building, giving predominantly open plan office accommodation, but with several individual offices, a boardroom and a reception area, in addition to male and female W.C's a kitchen and a staff room.

The premises have recently been redecorated, including new carpets and benefit from suspended ceiling, CAT II lighting, GFCH and has double glazing in part. To the rear of the property is a private car park, with 5 parking spaces available, by way of annual license, at a cost of £500pa per space.

ACCOMMODATION:

The premises form the following approximate NIA areas:
Office space totalling 2150 sq ft – 199.73 sq m
Kitchen
Staffroom
Male and Female W.C's

TERMS:

Available on a new 3 year lease on FR&I terms, outside the 1954 L&T security of tenure act

RENT:

£38,500 per annum exclusive

RATES:

RV 2017 **£27,750**

UBR 2019-2020 49.1p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC:

Rating: D-40

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

V.A.T.:

The terms quoted exclude VAT.

VIEWING:

Strictly via sole agents:
Baxter Philips - Tel: 020 8313 9000

Subject to contract

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