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**SHOP PREMISES - TO LET**  
**E-CLASS**

**81 Burnt Ash Lane**  
**Bromley**  
**BR1 5AA**

## LOCATION

The property is situated on Burnt Ash Lane, Bromley, approximately 1 mile from Bromley Town Centre. The nearest railway station is Grove Park, located about ¾ mile away. The property is part of a busy local shopping parade that includes a mix of local and national businesses. Parking is available on Burnt Ash Lane, and there is a public car park at the rear of the parade. The parade is anchored by Lidl Supermarket and a branch of Boots Pharmacy.

## DESCRIPTION

The unit is a mid-terrace, vacant ground-floor retail premises with a forecourt. Formerly trading as a well-known family butcher but recently sold to our client that has stripped the property back to shell condition ready for Tenant fit out. The property benefits from a modern aluminium shopfront, an electric roller shutter and awning.

## ACCOMMODATION

The premises offer the following dimensions and areas:

**Ground Floor:** 812 sq. ft (75.44 sq. m)

## TERMS

Available by way of a new Full Repairing and Insuring (FR&I) lease, contracted within the Landlord and Tenant Act 1954.

## USE CLASS

The property has E Class use which allows a number of different uses such as, Cafes, Office, Retail, Beauty Salon, Medical Practices and Restaurants.

## RENT

£25.000 per annum, payable quarterly in advance.

## VAT

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

**EPC – Energy rating: D**

## RATES

Rateable Value: April 2026: £18,250

## LEGAL COSTS

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

## VIEWING

Strictly via sole agents.



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**Subject to contract**

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