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**MICRO BREWERY PREMISES
TO LET**

**18 LONDON ROAD
BROMLEY
BR1 3QR**

LOCATION:

Bromley is a major business and retail centre within an affluent commuter area, enjoying excellent transport links. The town is situated to the south east of Central London upon the main A21 trunk road and north west of Junctions 3 & 4 of the M25.

The town has two railway stations, both within a short walking distance, with the journey time from Bromley South to London Victoria of only 17 minutes. London Biggin Hill and Gatwick Airports are each approximately 5.5 and 24 miles respectively from the property.

The subject property is situated to the north of the town centre with The Glades, Churchill Theatre and numerous retail and leisure facilities being within a few minutes' walk of the building.

DESCRIPTION:

the subject property is a former micro brewery/bar that is no longer trading. The property is therefore fitted out as such. The demise includes ground floor and basement areas.

ACCOMMODATION:

Ground floor: 532 sq. ft – 49.42 sq m.
Basement: 298 sq ft. – 27.68 sq m.

TERMS:

A new full repairing and insuring lease is available direct from the landlord, on a term to be agreed.

RENT:

£20,000 per annum exclusive

FIXTURES & FITTINGS:

Our clients are seeking premium offers for the benefit of their fit out.

RATES:

RV 2023 £15,000

UBR 2023-2024 49.9p 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:

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

SERVICES:

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

FLOOR PLANS:

Floor plans available upon request.

V.A.T.:

The terms quoted exclude VAT.

VIEWING:

Via sole agent:

Philip.Lapper@baxterphilips.co.uk



Subject to contract

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