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020 8313 9000

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FORMER TAKE AWAY UNIT TO LET

**496 BROMLEY ROAD
DOWNHAM
BR1 4PB**

LOCATION:

The property is well located on a busy retail parade on Bromley Road (A21), Downham immediately adjacent to Savers and close to branches of The Post Office, Subway, Tesco Express, Paddy Power & Iceland. Numerous local bus routes service the parade and free 30 min parking is available on a first come first served basis on both sides of the road.

DESCRIPTION:

The premises form a former franchised branch of KFC enjoying established Take Away use, the previous tenants full kitchen fit out, electric roller shutter, forecourt and rear refuse area.

ACCOMODATION:

The premises afford the following approximate net internal areas:

Shop Area: 746 Sq.ft – 69.30 Sq.m

RENT:

£30,000 per annum exclusive.

PREMIUM:

Offers in excess of £50,000 for the benefit of the existing fit out.

TERMS:

The property is available by way of a new FR&I lease direct from the landlord, with regular, rent reviews on a lease term to be agreed.

RATES:

RV 2023

£10,750

UBR 2023-2024

49.9p in the £1

Small business rate relief may be available. Further details may be found at: <http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC:

C-70

A copy of the EPC is available upon request

VAT:

The property is NOT elected for VAT.

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order. Please rely on your own survey.

VIEWING:

Via sole agents:



Philip Lapper - Baxter Philips

Tel: 020 8313 9000

Email: philip.lapper@baxterphilips.co.uk

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

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