



23 Masons Hill, Bromley, Kent BR2 9HD

A1 retail unit to let

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Internal Retail Unit



Glades Shopping Centre



HG Wells Development CGI



St Marks Square

- A1 retail unit to let
- Measures approx. 814 sqft
- Prime location in Bromley
- Located 0.1 miles away from Bromley South Station
- Guide rent - £28,500pa

DESCRIPTION

An opportunity to rent an A1 ground floor retail unit measuring approx. 814sqft. The subject property benefits from an open-plan layout, dual frontage and W/C facilities. The property is located at the start of the busy Bromley High Street, home to a number of local and national retailers such as Costas, Waitrose, Marks & Spencer's, as well as 'The Glades' Shopping Centre.

It is worth noting that located within 150 yards are three major developments. St Mark's Square has recently been completed, and comprises of 200 new homes and a 130-bed Premier Inn Hotel. The former HG Wells centre development is due to complete in 2020, and will include 52 residential units. Lastly, A 10-storey secondary school is also proposed for development on the corner of Westmoreland Road and Masons Hill. All of these developments will no doubt add to the already impressive footfall and improve passing trade. The unit would be ideal for a variety of A1 retailers.

EPC

The property sits within band C. A copy of the EPC is available upon request.

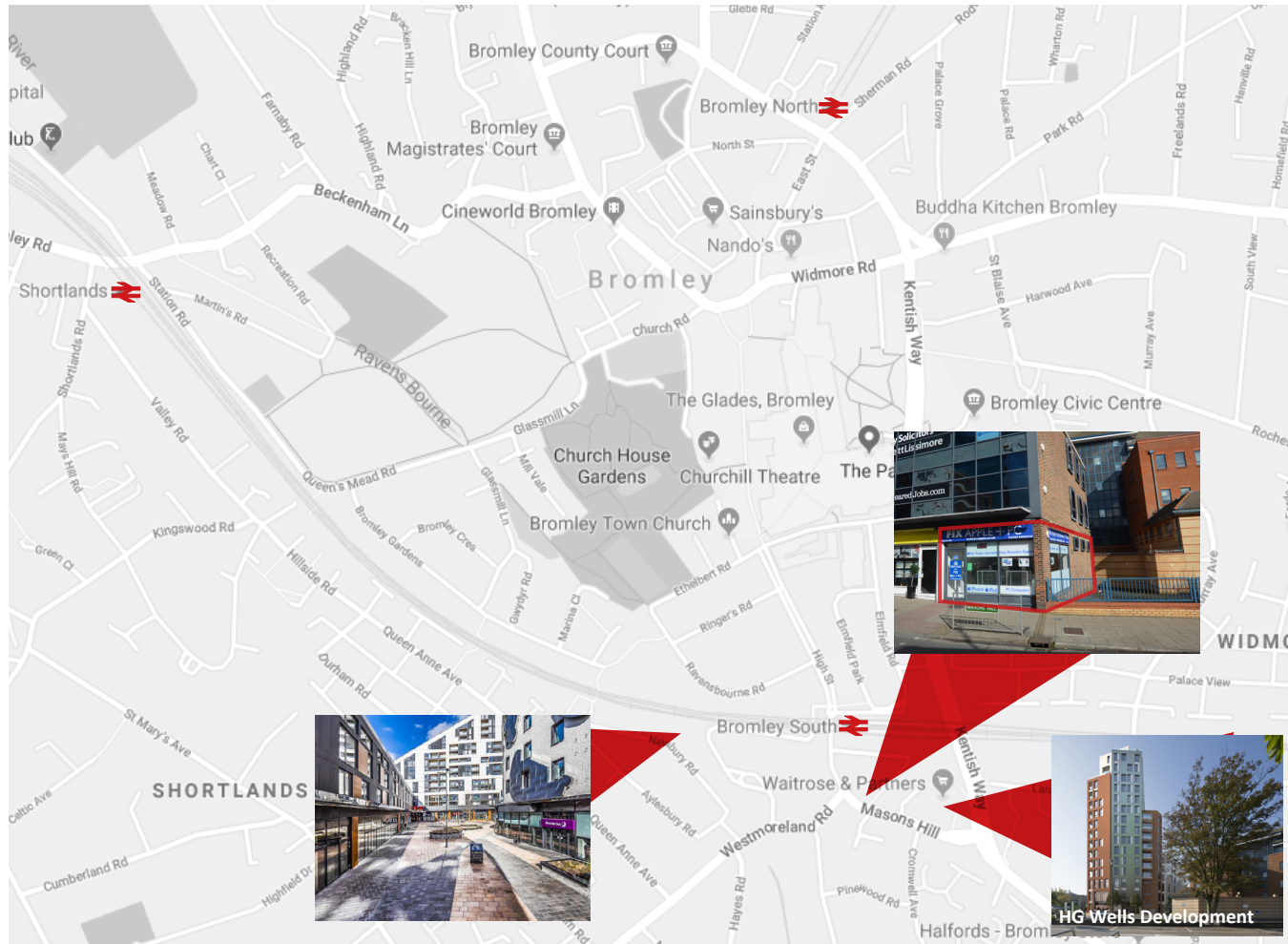


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LOCATION

The subject property is prominently positioned on Masons Hill, at the junction with Bromley High Street, resulting in plenty of passing traffic. Bromley is the largest of London's 33 boroughs, and the town centre is a hive of activity 7 days a week. Locally 'The Glades' Shopping Centre is home to over 130 retailers, providing numerous eateries, retail stores and amenities, resulting in heavy footfall. Bromley South Station is less than a minute walk away which provides a frequent direct service to London Victoria in c.21 minutes, and results in lots of passing trade. There is also a bus stop less than 100 yards away which services the local area and further afield.

BUSINESS RATES

According to the summary valuation effective from 1st April 2019, the rateable value for the property is £20,250. We understand rates payable are therefore approximately £9,720 per annum for the period 2019/2020, however, interested parties are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

TERMS

A new FRI lease is offered with a guide rent of £28,500 per annum. Interested parties are advised to contact our offices for further information.

VAT

We understand that VAT is not applicable in this transaction.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454



For more information contact:
Chloe Wiseman or
Jamie Stevenson
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