

## HOT FOOD TAKE-AWAY SHOP TOTAL NET INTERNAL FLOOR AREA APPROX. 36.05 M<sup>2</sup> (650 FT<sup>2</sup>) INCLUDING BASEMENT STORAGE

**6 BOURNE WAY  
HAYES  
BROMLEY  
BR2 7EY**

# TO LET

### LOCATION

Hayes is an established, popular Neighbourhood shopping centre and residential commuter area in the London Borough of Bromley. Central London 12.5 miles and Bromley town centre 4.02 Kms (2.5 miles). The property is in a parade of shops that adjoin Hayes British Rail Station (London Bridge 43 minutes).

### DESCRIPTION

Lock-up shop, arranged on ground floor and basement having rear loading access.

#### *Approximate net internal floor areas:-*

Ground Floor: Shop	36.05 sq. m.	(388 sq. ft)
Basement: Storage	24.34 sq. m.	(262 sq. ft)
<b>TOTAL</b>	<b>60.39 sq. m.</b>	<b>(650 sq. ft)</b>

### PLANNING

We understand that the property has for some years been used for the sale of hot food take away, planning permission having been granted following a Change of Use application and subsequent Appeal in 1998/1999. Interested parties are advised to confirm with the planning department of Bromley Council that their proposed use for the property will be acceptable to the planners.

### BUSINESS RATES

Description: Shop and premises.

Rateable Value (2015): £10,500

Std. National Non-Domestic Multiplier: 0.479 (2017/18)

### TERMS

A new full repairing and insuring lease for a term of years to be agreed is available at a commencing rental of £13,000 p.a. exclusive, subject to upward only reviews at 5 yearly intervals. Multiples of 5 years up to say 25 years are available to a suitable tenant.

### PREMIUM

£7,500, subject to contract for the benefit of the new lease.



### ENERGY PERFORMANCE ASSET RATING

Band: F (148)

C.R.N.: 030-3987-0323-2480-8004

R.R.N.: 9320-4083-0832-0800-4705

### LEGAL COSTS

Each party to be responsible for its own legal costs.

### VIEWING

Strictly by prior appointment arranged with the SOLE AGENT.