



Unit 3, The Mall, Bromley, Kent BR1 1TS  
Retail unit to let in central Bromley

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- Retail unit measuring 1,713 sqft (GIA) available to let
- Located in the centre of Bromley's retail district
- High ceilings and scope for additional mezzanine space
- Neighbouring operators include Iceland, Argos & Travelodge
- All uses considered (including restaurants)
- Guide rent- £55,000pa

## DESCRIPTION

The subject unit is situated in a prominent position in the centre of Bromley. The Mall includes major retailers such as Argos, Iceland & Poundland, whilst there is a Travelodge hotel situated at the entrance of The Mall. The Mall is located on the High Street, close to a multi-storey car park and as a result there is heavy footfall throughout the day. The unit has an open-plan layout, benefits from high ceiling heights (5m) and is in good order throughout. There is potential to add a mezzanine level which may benefit some commercial users, and a service yard to the rear.

We believe the unit will appeal to a variety of potential tenants, which may include coffee shops, restaurants, solicitors, gym operators and education centres to name a few. The landlords will consider a change of use (STPP). It is worth noting The Mall has recently changed ownership, and the new landlords are investing significant capital into refurbishment works which will likely benefit future trade.

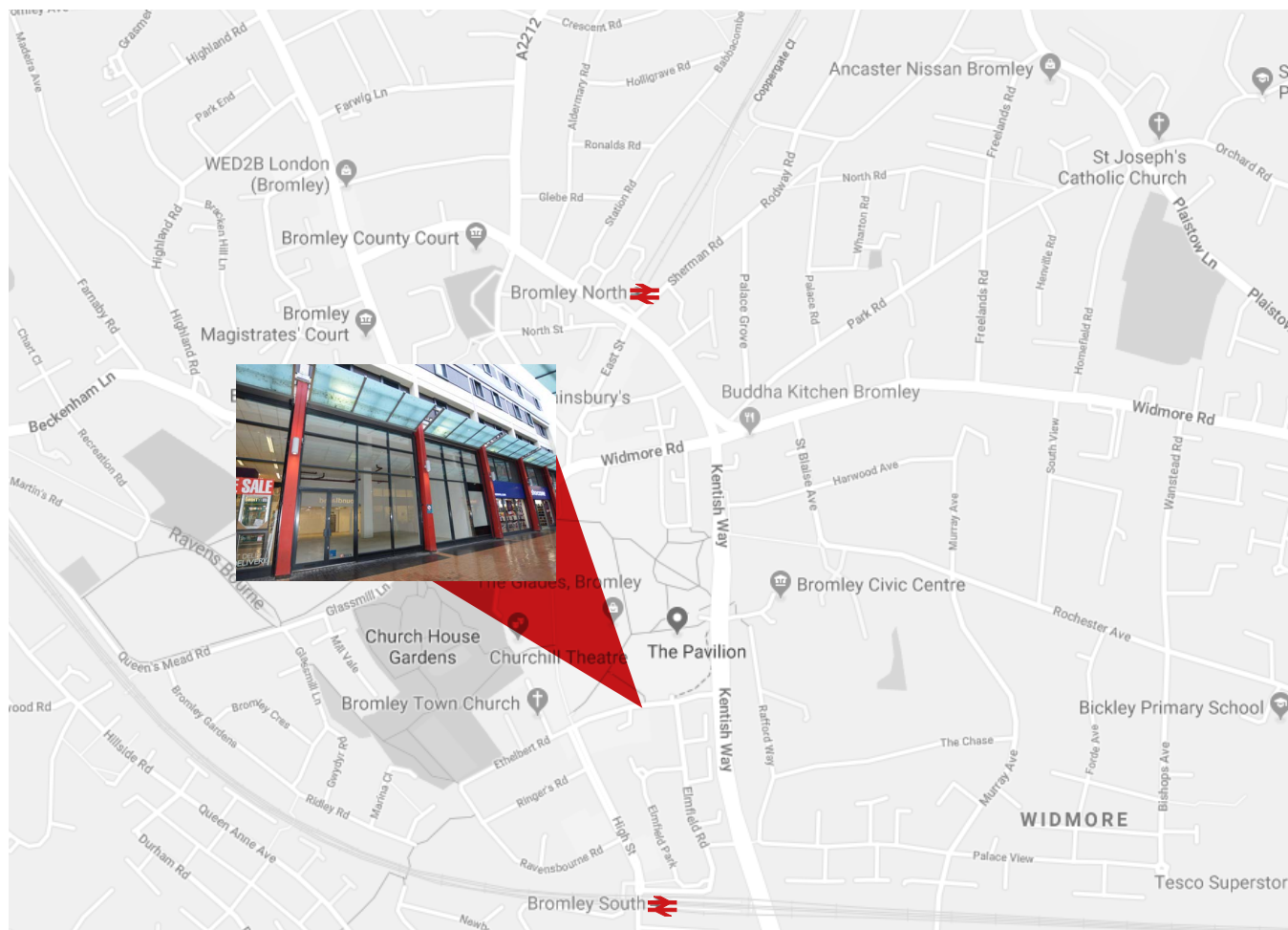


E: [commercial@acorn.ltd.uk](mailto:commercial@acorn.ltd.uk)

W: [acorncommercial.co.uk](http://acorncommercial.co.uk)

1 Sherman Road,  
Bromley, Kent BR1 3JH  
T: 020 8315 5454

120 Bermondsey Street,  
London SE1 3TX  
T: 020 7089 6555



## LOCATION

The property is located within The Mall shopping centre in Bromley, close to the pedestrianised high street, the Glades shopping centre and Bromley South and North Stations. Bromley has a shopping population of c.400,000 and is home to a multitude of national retailers. Bromley South Station is located 0.2 miles away (5 minute walk), which provides direct and fast services to London Victoria in approx. 21 minutes and London Blackfriars in approx. 36 minutes. Bromley North Station is located 0.4 miles away and provides access to London Bridge, Charing Cross and Cannon Street via Grove Park. There are numerous local bus and cycle routes servicing the area and pass within the immediate vicinity of the unit.

## TERMS

A new lease is available on an FRI basis at a guide rent of £55,000 per annum exclusive.

## VAT

We understand that VAT is applicable in this transaction.

## SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquires in this regard.

## EPC

An EPC is available upon request.

## VIEWINGS

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



**For more information contact:**  
**Jamie Stevenson**  
**020 8315 5454**

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