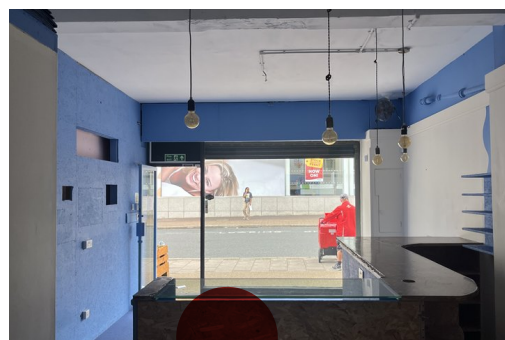


Shop to let.

Bromley, 1 Ravensbourne Road.

BR1 1HN.



Close proximity to Bromley South Train Station.

Alternative uses considered.

Possible option for outdoor seating.

Contact.

Chris Kenealy

chris.kenealy@gcw.co.uk
020 7647 4823

Archie Morriss

archie.morriss@gcw.co.uk
020 7647 4822

Location.

Bromley is the largest and second most affluent town in the London suburbs. It is located 11 miles southeast of Central London and benefits from fast trains into **Victoria (16 minutes)** and **London Bridge (33 minutes)**. The unit occupies a prominent position just off the High Street, in close proximity to Bromley South Train Station.

Nearby occupiers include **Dreams, Tesco Express, Greggs, Oxfam, Barnardo's, Starbucks, T4** and **GDK**.

Accommodation.

Net internal areas are approximately:

Ground Floor	39.95 sq m	430 sq ft
First Floor	28.80 sq m	310 sq ft

Rent.

£20,000 per annum exclusive.

Business Rates.

Rateable Value £10,750

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 0300 303 8659.

Lease Terms.

The premises are available by way of a new lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band D. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

March 2024

**Bromley, 1 Ravensbourne Road.
BR1 1HN.**



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