

**TEL: 01883 723888**

31 Station Road West,  
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,  
Croydon, Surrey, CR0 4HA

**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

[www.gpccommercial.co.uk](http://www.gpccommercial.co.uk)

## GROUND FLOOR OFFICE WITH STORAGE AND CAR PARKING TO LET



**47 Station Approach, Hayes,  
Bromley, Kent BR2 7EB**

**CHARTERED SURVEYORS**

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*

# 47 Station Approach, Hayes, Bromley, Kent BR2 7EB

## Location:

The property is located in an established secondary parade approximately 2 miles from Bromley. Hayes Railway Station is close by which provides regular train services to and from Central London (Waterloo and Charing Cross).

Public car parking is available both on street and in the pay and display car park to the rear of the shopping parade and station.

Local retailers comprise a mix of local, regional and national retailers including Costa Coffee, Barclays Bank, Sainsbury Local, Boots and Iceland.

## Accommodation:

The accommodation available comprises the ground floor providing retail/office accommodation with good quality storage and car parking to the rear.

The net internal floor areas are as follows:

Shop Frontage	5.47 m	17'11
Retail/Office	64.10 sq m	690 sq ft
Storage	10.68 sq m	115 sq ft
Warehouse	103.12 sq m	1110 sq ft

## NOTE:

- The warehouse could be let separately.
- Our Clients wish to retain the use of the fascia and part of the front section of the property.

## Terms:

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £17,500 per annum exclusive plus VAT (if applicable) subject to contract.

## Legal costs:

Each party to responsible for their own costs incurred in this transaction.

## Energy Performance Certificate:

Awaiting Energy Performance Certificate.

## Business Rates :

The Rateable Value is £15,000 and the UBR for 2011/12 is 43.3p in the £.

## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [www.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)

## Viewing:

Strictly by appointment with Joint Sole Agents

## Gildersleve & Payne

Nick Payne MRICS

Or Jane Pearce BA (Hons)

Tel 01883 723888

Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

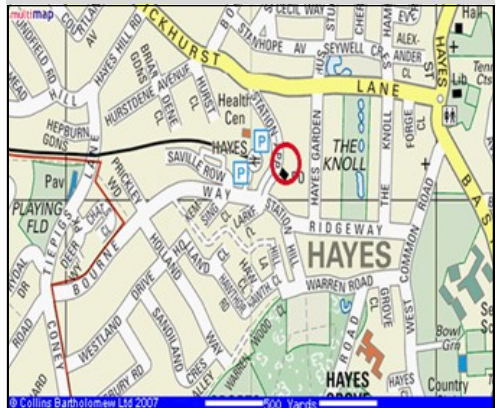
OR

Linays Commercial

Mike Thompson

Tel 01689 875511

Email: [mike@linays.co.uk](mailto:mike@linays.co.uk)



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