



# 91 Burnt Ash Lane, Bromley, Kent, BR1 5AA

Shop, store and useful yard with vehicular access to let.



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

# 91 Burnt Ash Lane, Bromley, Kent, BR1 5AA

## £17,500 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Burnt Ash Lane, a busy thoroughfare and bus route linking Bromley to Grove Park and beyond. The property forms part of a prominent secondary parade virtually opposite St Andrews church and servicing an extremely densely populated catchment in the surrounding area. The parade benefits from short term parking bays immediately and a number of loading bays. The parade of which the property forms part contains mainly local and specialist trades and the property is close to a Lidl supermarket, a Boots Pharmacy and a number of catering outlets.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop together with a covered yard store and a good sized open yard to the very rear with vehicular access via a service yard. The property is set back from the road behind a usable forecourt which could be suitable for external display. The property has a modern shop front and is partitioned internally but this partitioning could easily be removed.

The property was most recently used as an optician but is considered suitable for a variety of uses.

### **ACCOMMODATION:**

Gross frontage	5.8m
Internal width	5m widening to 5.45m after 1.08m
Shop depth	9.08m
Sales area (partitioned)	49m <sup>2</sup> (557ft <sup>2</sup> ) approx.
Internal WC	
Covered yard store	22.65m <sup>2</sup> (244ft <sup>2</sup> ) approx.
Open yard	56.61m <sup>2</sup> (610ft <sup>2</sup> ) approx.
Forecourt	26.57m <sup>2</sup> (286ft <sup>2</sup> ) approx

**USE/PLANNING:**- We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a wide variety of users.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**RENT:** - An initial rent of £17,500 (twenty thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:**- The property has a ratable value of £16,000. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:**- The property has an Energy Performance Certificate rating of 73 within Band C.

**VAT:**- We are advised by the landlord that VAT is not chargeable in respect of rent and other outgoings on this property.

**VIEWINGS:**- Viewings by prior arrangement – please telephone 0208 681 2000 or via our joint agents:  
Baxter Phillips  
Attn: Philip Lapper  
Tel: 0208 313 9000  
Email: philip.lapper@baxterphillips.co.uk

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information.

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25<sup>th</sup> July 2023



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