



**TO LET**

**GROUND FLOOR SHOP – 948 SQ FT (88.1 SQ M)**  
**Charles House, 37 Widmore Road, Bromley BR1 1RW**



# Rent – £30,000 PAX

## DESCRIPTION

The premises comprises a lock up Class E shop unit on the ground floor of a mixed-use building; offices to the upper floors are to be converted into 14 no. self-contained flats under Prior Approval Notice DC/21/00855/RESPA.

A glazed frontage incorporating a single entrance door leads into an open plan sales area with kitchenette and WC to the rear.

## LOCATION

- The property occupies a prominent corner position at the junction of Widmore Road and Court Road in the heart of Bromley town centre, close to The Glades Shopping Centre and Bromley North Railway Station.
- It is situated at the eastern end of a parade of shops fronting Widmore Road, which offers a wide array of cafes and restaurants including Nando's, Zizzi, Pizza Express and Gourmet Burger Kitchen, together with general retailers.
- To the east of the property on the opposite side of the junction of Court Road is Clockwise, the former Bromley Town Hall which is being converted into a mixed-use development incorporating approximately 73,000 sq ft of serviced offices and a 24-room boutique hotel

## RENT

£30,000 PAX

## VAT

VAT will not be chargeable on the passing rent.

## RATES

The current Rateable Value of the property is £28,250 (2023)

## LEASE

A new full repairing and insuring lease is available on terms to be agreed.

## ACCOMMODATION (NIA)

	SQ FT	SQ M
Retail Sales	948	88.1
WC	-	-
TOTAL	948	88.1

	M
Internal Width (max)	7.92
Shop Depth (proposed)	11.34

## FEATURES

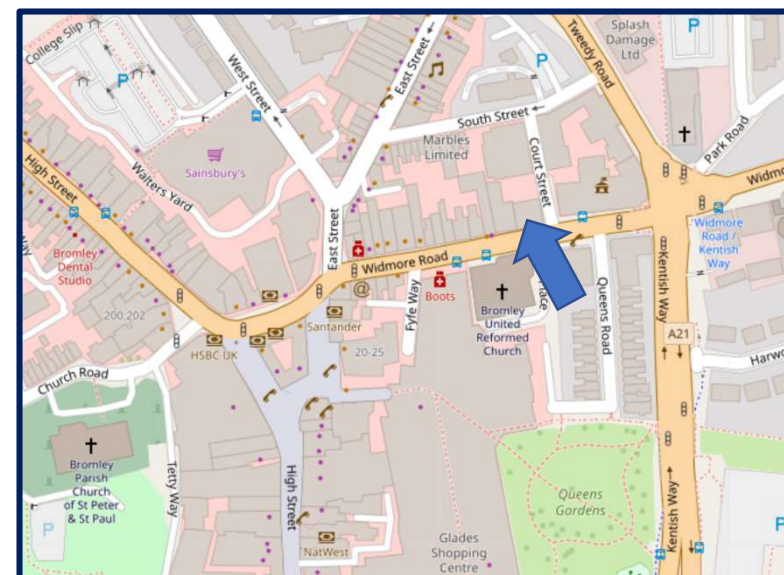
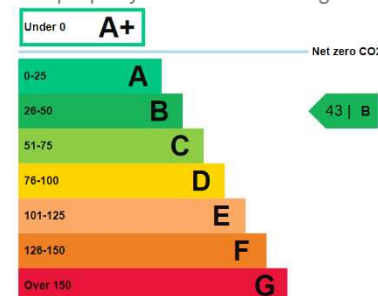
- Large glazed shopfront
- Newly plastered ceilings / walls
- Low voltage display lighting
- Air conditioning
- WC
- A new return display frontage is to be installed in the flank elevation fronting Court Road. Further details are available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal fees.

## EPC

The property has an EPC rating of B



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50 metres

Experian Goad Plan Created: 17/02/2023

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