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property consultants

84 High Street | Bromley | BR1 1EY  
PRIME SHOP WITH UPPER PARTS TO LET

# 84 High Street | Bromley | BR1 1EY | PRIME SHOP WITH UPPER PARTS TO LET

- ground, mezzanine & first floors
- 199.74 m<sup>2</sup> (2,150 ft<sup>2</sup>) approx
- 'e' use class (formerly a1 use)
- rent: £65,000 per annum exclusive
- high street position & opposite glades shopping centre
- alternative uses considered - stp

## DESCRIPTION

End of terrace commercial premises (formerly an opticians), arranged as a front open plan sales area, two consulting rooms, an office and store room. The mezzanine floor provides two large male and female WC's. The first floor is divided into 6 consulting rooms/offices, with a further store room.

We understand that the premises benefit from 'E' Use Class. Alternative uses such as Restaurant, Leisure, Educational, Medical, Training or Office is now permitted, without the need for a change of use.

## LOCATION

Situated on the pedestrian part of the High Street, between Ethelbert Road and Church Road in Bromley town centre, opposite the main entrance into the Glades Shopping Centre and close to Bromley Council offices.

Neighbouring occupiers include; Pret A Manger, St Christophers Hospice, Metro Bank, Caffè Nero, Sports Direct, Sketchers, Boots, Nationwide, H & M, Robert Dyas, TK Maxx and KFC, together with a good mix of other independent and local traders.

Bromley South mainline railway station is within walking distance, providing services to London Victoria, Blackfriars, Sevenoaks, Orpington, Ashford and Maidstone. There are also various buses serving the area located nearby on the High Street and Elmfield Road.

## ACCOMMODATION

Ground Floor*	110.09	1,185	
Mezzanine	19.51	210	
First Floor	70.14	755	
<b>Total</b>	<b>199.74 m<sup>2</sup></b>	<b>2,150 ft<sup>2</sup></b>	<b>N.I.A.</b>

\* The ground floor can be let out separately, without the upper floors (if required).

## TENURE

A new Full Repairing & Insuring Lease is being offered, on terms to be agreed (available from May 2022).

## BUSINESS RATES

We understand that the current rateable value is £62,000. Please contact Bromley Council on 0208 464 3333 to confirm what amount is actually payable per annum.

## VIEWINGS

By appointment through sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



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