

**Marvels Lane Clinic**  
**37 Marvels Lane**  
**Bromley**  
**London**  
**SE12 9PN**

# To Let By Way of New Lease

## Price on Application

Set on Marvel's Lane almost opposite Marvels Close at the entrance to Pennington Way Residential Development. Grove Park Rail is the nearest train station, approximately 1 mile away. The A20 is also within 1 mile



# Bromley



**Paul Simon Seaton**  
Commercial & Investment

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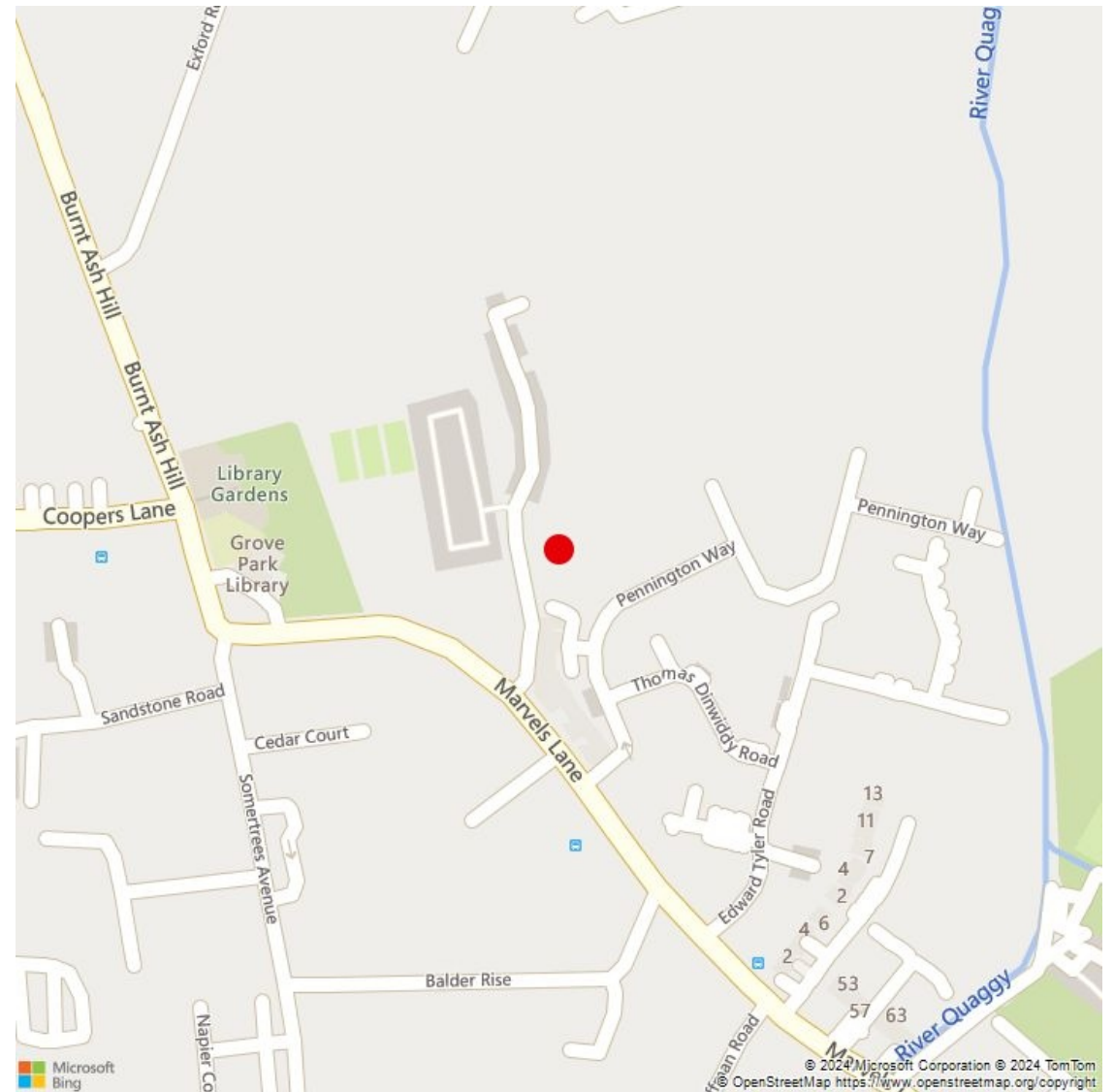
## Description

Forming part of Marvel Lane Clinic which was part of the entrance to the demolished Grove Park Hospital, believed to date back to the start of the last century and adjacent to Bannatyne Health Club.

The available space is at the southern end of the clinic providing approx. 3600 sq.ft. Parking for approx. 4 cars. Outside space is available in the form of 2 yards/gardens. There is potential to provide further outside space.

May suit:-

- Doctors or clinic
- Nursery
- Convenience Store
- Offices
- Training
- Religious use subject to the necessary change of use



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## Rent

Price on Application

## EPC

Awaiting

## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Legal Costs

Each side to bear their own legal fees.



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## Rates

Rateable value - £36,250 for the whole building (as taken from Gov.uk) As such would need to be reassessed for the available space.

Please refer to the Local Authority for more information on rates

## VAT

Awaiting Confirmation

## Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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