

## 84.58 sq m Retail Unit TO LET

212 WIDMORE ROAD, BROMLEY, BR1 2RH

*Sui Generis Use*

*Ex Metropolitan Police  
base*



### Summary:

Single-fronted Ground Floor Unit with Basement areas

1<sup>st</sup> floor flat, rear yard and secure garage can also be  
included for an additional rent

84.58 sq m (excluding rear yard and flat)

VIEWINGS STRICTLY BY  
APPOINTMENT ONLY.

Call:  
020 8298 1707

Email:  
[jm@languescs.co.uk](mailto:jm@languescs.co.uk)

£20,000 p.a. exc. (STC & Negotiation)

## Location & Description

212 WIDMORE ROAD, BROMLEY, BR1 2RH

The property benefits from its prominent position minutes from Bromley Town Centre. The location is a busy retail parade, visited daily by commuters, local residents and working professionals. Nearby occupiers include local pharmacies, various estate agents, a construction company, MOT garage, local pub and takeaways. Bus stops are located directly opposite the property.

The premises comprises of a ground floor single fronted ex metropolitan police base with large basement areas and interview / consultation rooms. The unit provides its new tenant with all fixtures and fittings including new 3 phase power and gas supplies, fire alarm systems, fitted disabled toilets and shower rooms and kitchen for immediate occupation. There is also a rare opportunity for an interested occupier to rent the flat above, rear yard and garage unit. For more information, please contact our agency team.



### NEAREST STATIONS

- Bickley Station 0.6 miles
- Bromley North Station 0.7 miles
- Sundridge Park Station 0.8 miles

VIEWINGS STRICTLY BY  
APPOINTMENT ONLY.

Call:  
020 8298 1707

Email:  
[jm@langleyscs.co.uk](mailto:jm@langleyscs.co.uk)

## PROPERTY DETAILS

### TERMS

The unit is offered on a new Fully Insuring and Repairing Lease or Law Society Lease issued by our office for a set fee of £500 plus VAT shared by the landlord and tenant.

Our client would agree to a lease term of 10 years with a mutual break on the 5<sup>th</sup> year. Shorter terms can also be considered.

### RENT

£20,000 p.a. exc. (STC & Negotiation)

Rent free is negotiable

### USE CLASS

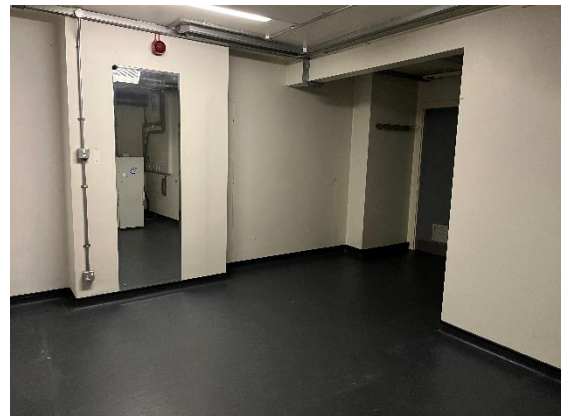
Sui Generis Use

### INCENTIVES

Subject to an offer a range of incentives can be incorporated to help a business in its first year of trading. Please speak to one of our advisors to discuss options available.

### BUSINESS RATES (AS DISPLAYED)

£15,623.00 per annum



## 1<sup>st</sup> Floor Flat, Rear Yard and Garages

CAN BE INCLUDED SUBJECT TO NEGOTIATION



## Get in touch...

*All appointments to view must be arranged via sole agents, Langleys Chartered Surveyors, through:*

### **Jeyda LLB Hons, MSc Real Estate**

Langleys Chartered Surveyors

249 Broadway, Bexleyheath, Kent, DA6 8DB

020 8298 1707

[jm@langleyscs.co.uk](mailto:jm@langleyscs.co.uk)

### **Ken MRICS Arb**

Langleys Chartered Surveyors

249 Broadway, Bexleyheath, Kent, DA6 8DB

020 8298 1707

[ken@langleyscs.co.uk](mailto:ken@langleyscs.co.uk)

The property Misdescription Act 1991. The enclosed details are prepared to give a fair description of the property however where Mechanical, Gas or Electrical Appliances are mentioned, parties should be aware that Messrs Langleys have not tested these and no guarantee can be given. Parties should obtain information from their surveyor / solicitors in respect of these matters. Information on tenure / rights of way is based on information from the vendor/ landlords and should be verified by solicitors. Messrs Langleys particulars are for guidance only and do not form any part of any contract. Parties should satisfy themselves as to the accuracy or otherwise of dimensions condition, and permitted use by reference to solicitors/surveyors/local authority. No employee of Langleys has any authority to make any /representation in respect to this property.