



The DBLS Partnership LLP

Retail/Office To Let

CHARTERED SURVEYORS – COMMERCIAL AGENTS – PROPERTY MANAGERS

214 Main Road

Unit 1

214 Main Road

Biggin Hill TN16 3BD



Floor Area: 59.27 sq m (638 sq ft)

A modernised air conditioned unit within Use Class E, suitable for retail or office, located centrally in Biggin Hill with road frontage, close to Waitrose & Tesco and with the benefit of a private forecourt and rear access.

Available on a new full repairing and insuring lease

EPC: C

TO LET: £15,500 pa

Daniel Berrisford, Partner DIP SURV MRICS

Mob/WhatsApp: 07799 714990

Email: dan@dblspartnership.com

Company Registration No: OC442715



LOCATION

Centrally located in Biggin Hill, within the London Borough of Bromley, with main road frontage, close to Waitrose, Tesco and Costa. Biggin Hill supports an immediate population of approximately 10,000 residents with a wider catchment of surrounding villages.

PREMISES

A retail unit with forecourt and rear access presently fitted out as an office environment with carpeting and air conditioning.

ACCOMMODATION

The front entrance door opens to an open plan work space with retail display frontage. The window is partly frosted out but this could be removed. Beyond is a private office or stock room and to the rear, a fitted kitchen with matching units, dishwasher and fridge and unisex toilet. There is rear access via a single width door, to the rear yard.

FLOOR AREA

Net internal floor area is approximately 59.27 sq.m (638 sq.ft.).

RENT

£15,500 per annum payable monthly or quarterly in advance, by standing order.

TERMS

Available to let on a new full repairing and insuring lease, to be contracted outside of the Landlord & Tenant Act 1954, for a term to be agreed, subject to contract and satisfactory references, rent/surety deposit and/or personal guarantee if required.

SERVICE CHARGE

There is no service charge.

RATING

Assessed as 'Shop and Premises' under the address 214A Main Road, RV £11,250 per annum payable. All Rates enquires to the London Borough of Bromley. The Rating assessment will need to be reduced when an occupier moves in to take account of a reduction in floor area.

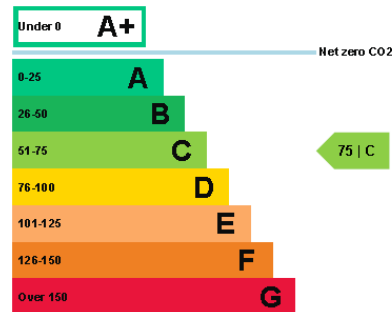
VAT

VAT is not payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

strictly by prior appointment with DBLS.

IMPORTANT NOTICE: DBLS, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and DBLS have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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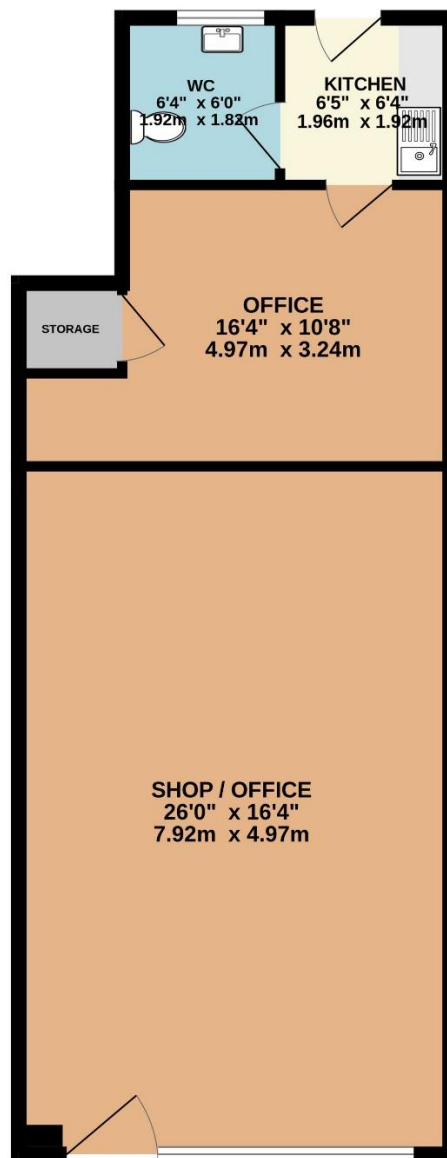
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Floor Plan not to scale – for guidance only & measurements
noted should be regarded as approximate



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