

ROBINSON WEBSTER



BROMLEY – 3 ELMFIELD ROAD

A1 RETAIL OPPORTUNITY (SUBJECT TO VACANT POSSESSION)

Location

The subject premises occupy a prominent, edge of prime location immediately opposite the entrance to **The Glades** shopping centre in Bromley town centre.

Located adjacent **Boots** and **Creams**. Other nearby retailers include **Nationwide**, **Pret**, **TK Maxx**, **Sports Direct**, **Metro Bank**, **RBS**, and **Café Nero**.

Demise

The property is arranged over ground, first and second floors, providing the following approximate areas:

Ground Floor Sales:	2,140 sq ft	199 sq m
First Floor Sales:	4,555 sq ft	423 sq m
Second Floor Anc:	1,128 sq ft	105 sq m
Total:	7,823 sq ft	727 sq m

Tenure

A new 10 year FRI lease, subject to an upward only rent review at year 5 (Subject to VP)

Rent

£140,000 pax

Rates

Rateable Value:	£127,000
Rates Payable (18/19):	£62,611

Interested parties are advised to make their own enquiries

Service Charge

EPC

Available Upon Request

Further Information

For further information or to arrange a viewing please contact the sole agents **Robinson Webster**.

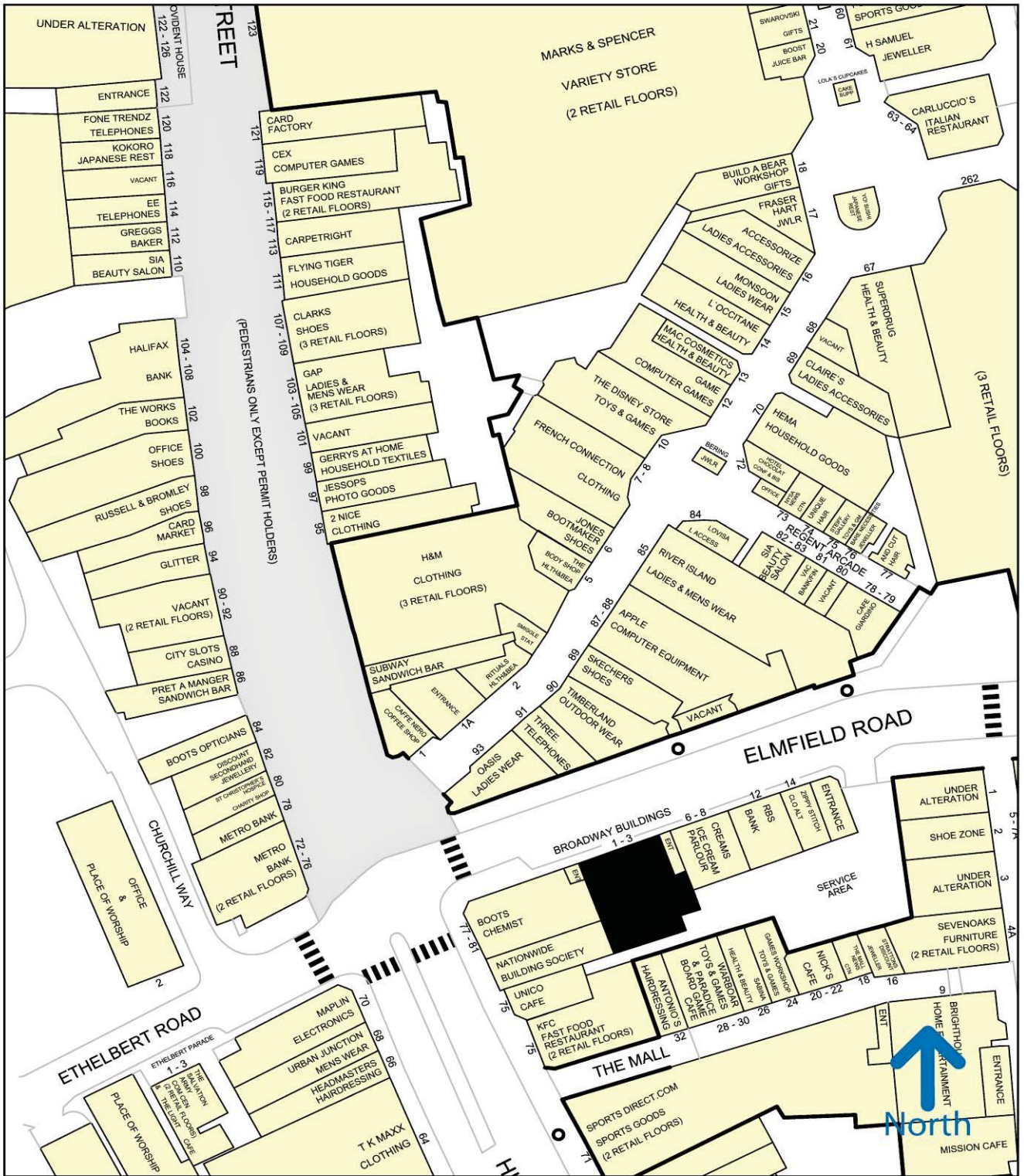
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