



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



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**.

Accommodation

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

Ground Floor Sales: 2,140 sq ft
First Floor Sales: 4,555 sq ft
Second Floor Anc: 1,128 sq ft
Total: 7,823 sq ft

Tenure

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

Rent

£140,000 per annum exclusive.

Rates

Rateable Value: £127,000
Rates Payable 18/19: £62,611
Interested parties are advised to make their own enquiries

EPC

Available upon request

Viewing and Further Information

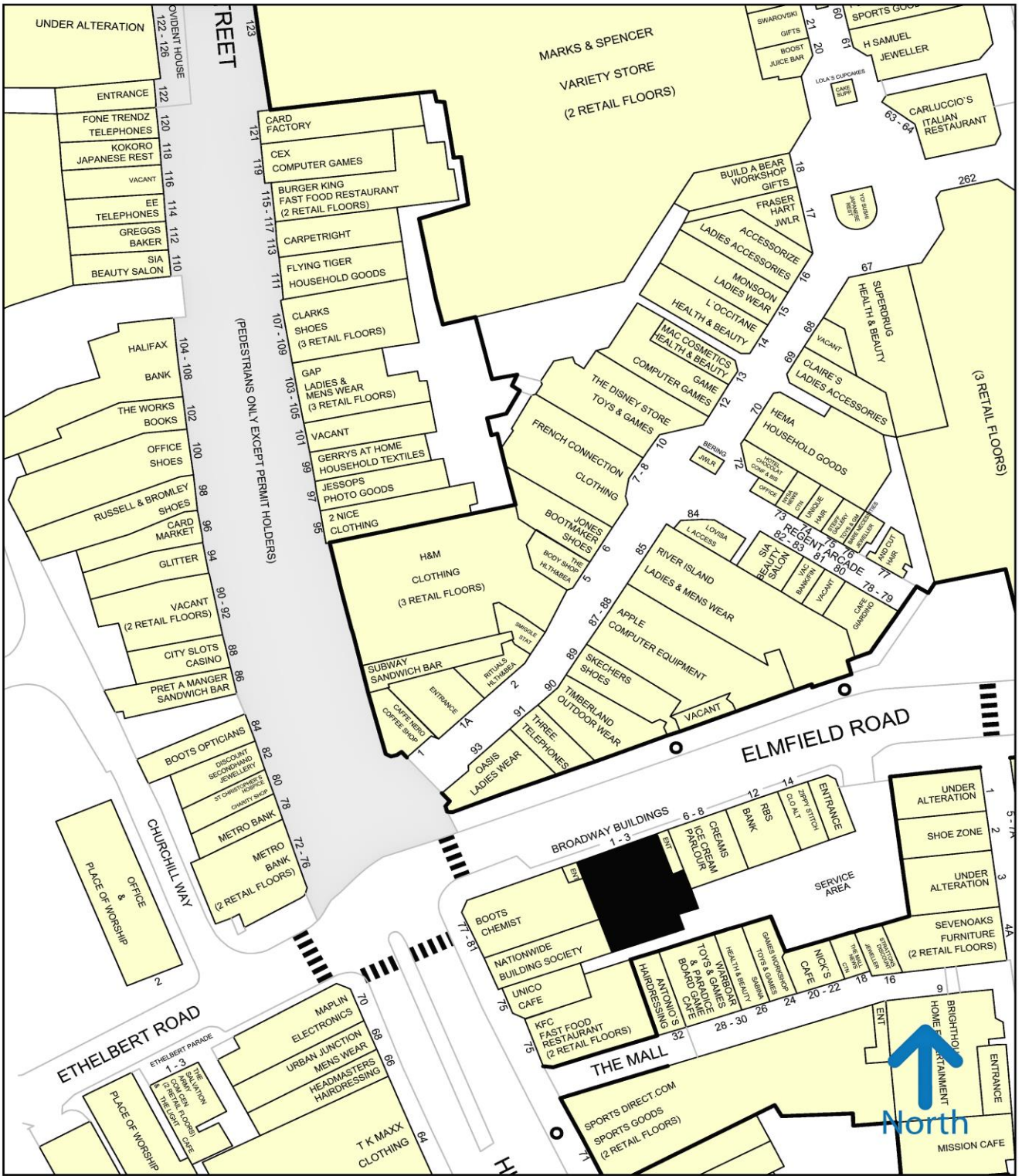
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