

Claridges

COMMERCIAL PROPERTY CONSULTANTS

For retained clients only

PROMINENT D1 BUILDING WITH SHARED CAR PARKING

APPROX 2800 SQ FT (260.12 SQ M)

KENT ROAD, ST MARY CRAY, BR5

Currently medical uses but Ideal for many alternative D1 & D2 uses



To be let on a new FRI lease for a term to be agreed

Rent - £50,000 pax

Subject to contract

020 8559 1122

Location	The property is located at the junction of Kent Road and Anglesea Road, about a mile from St Mary Cray Station for services to Central London. The property is also well located for Orpington, St Pauls Cray and Petts Wood.
Description	<p>Former detached public house planned on ground and first floors with side and rear car parking area plus large forecourt.</p> <p>The property has been split into 3 units; a pharmacy, a facility for day care and a healthcare unit/office. The available accommodation which is ready for immediate occupation. It is planned on ground and first floors, and has recently been refurbished to provide the following accommodation:</p> <p>Ground Floor:</p> <ul style="list-style-type: none"> - Large treatment/meeting room - 4 x office/treatment rooms - WC's (including disabled WC) - Kitchen <p>First Floor:</p> <ul style="list-style-type: none"> - Large, open plan office - 4 x office/treatment rooms - WC's - Staff room <p>Exterior:</p> <ul style="list-style-type: none"> - Private parking for 6 cars on a first come first served basis at the side/rear of property. Please note the pharmacy has sole use of the front forecourt.
Services	<p>Gas central heating Alarms</p> <p>NOTE: SERVICES NOT TESTED</p>
Planning	I am advised the property enjoys D1 use formerly restricted to education but varied to include medical use for Carers Bromley. Offers subject to a variation in the planning to be given favourable consideration for alternative medical uses and other D1 operators. The property formerly had B1 use as well, all interested parties requested to make their own enquiries.
Lease	New FR&I lease with terms to be agreed. Offers invited in the region of £50,000 per annum exclusive.
Terms	Carers Bromley currently occupy the premises until October 2018 however would leave prior to this if an agreement is reached. The landlord has agreed to surrender their lease and grant a new lease subject to terms being agreed.
EPC	Band D
Service charge	TBA
Rating	TBA
VAT	I am advised the property is not elected for VAT purposes
Costs	Each party to be responsible for their own legal and professional costs.

**Retained
Clients:**

Claridges are not retained and any purchaser or tenant of this property will need to retain Claridges in the introduction and acquisition. Our fees are charged at a rate of 10% + vat of the rent or 1% + vat in respect of a purchase.

**Reference
Charge:**

Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

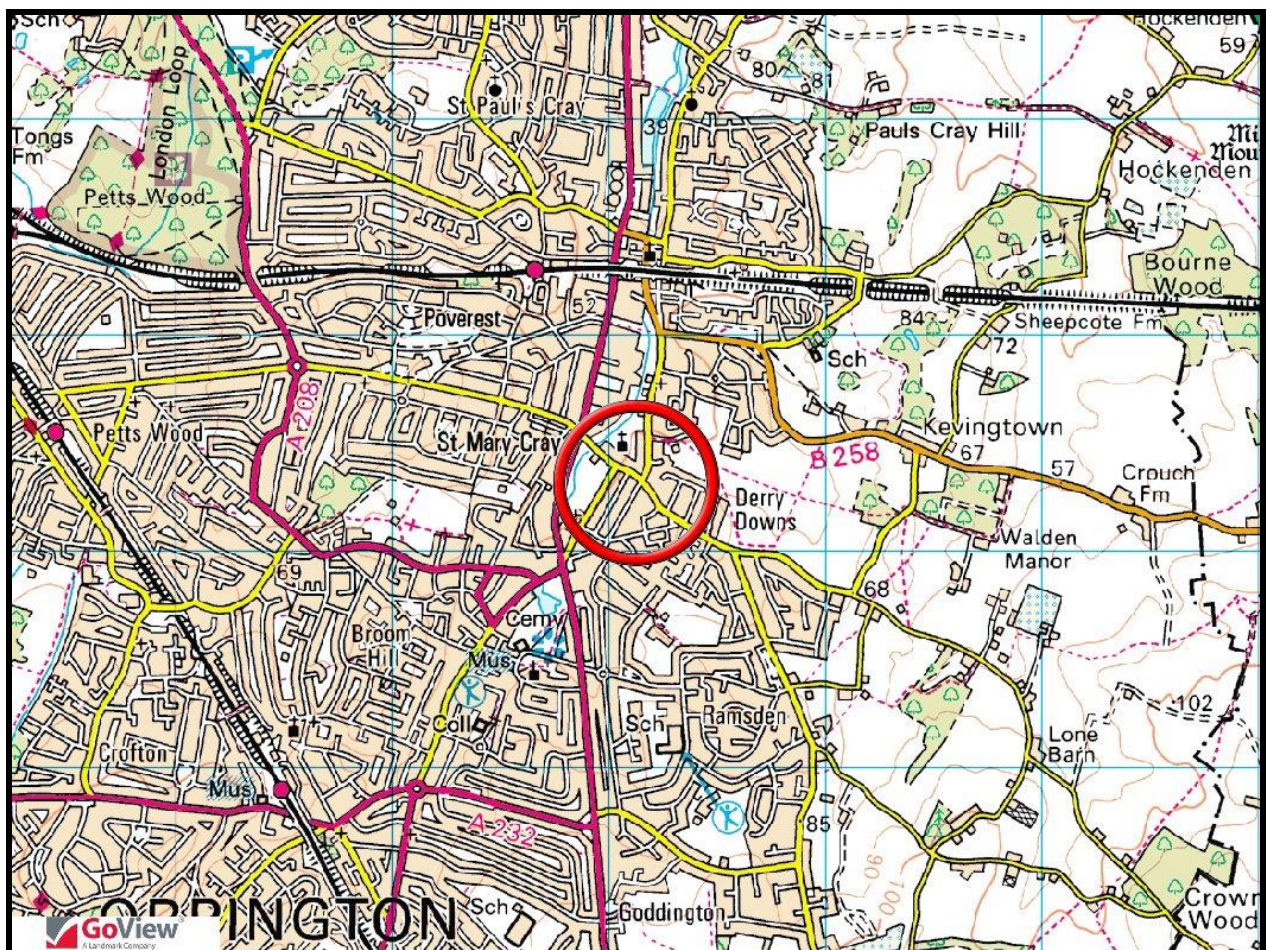
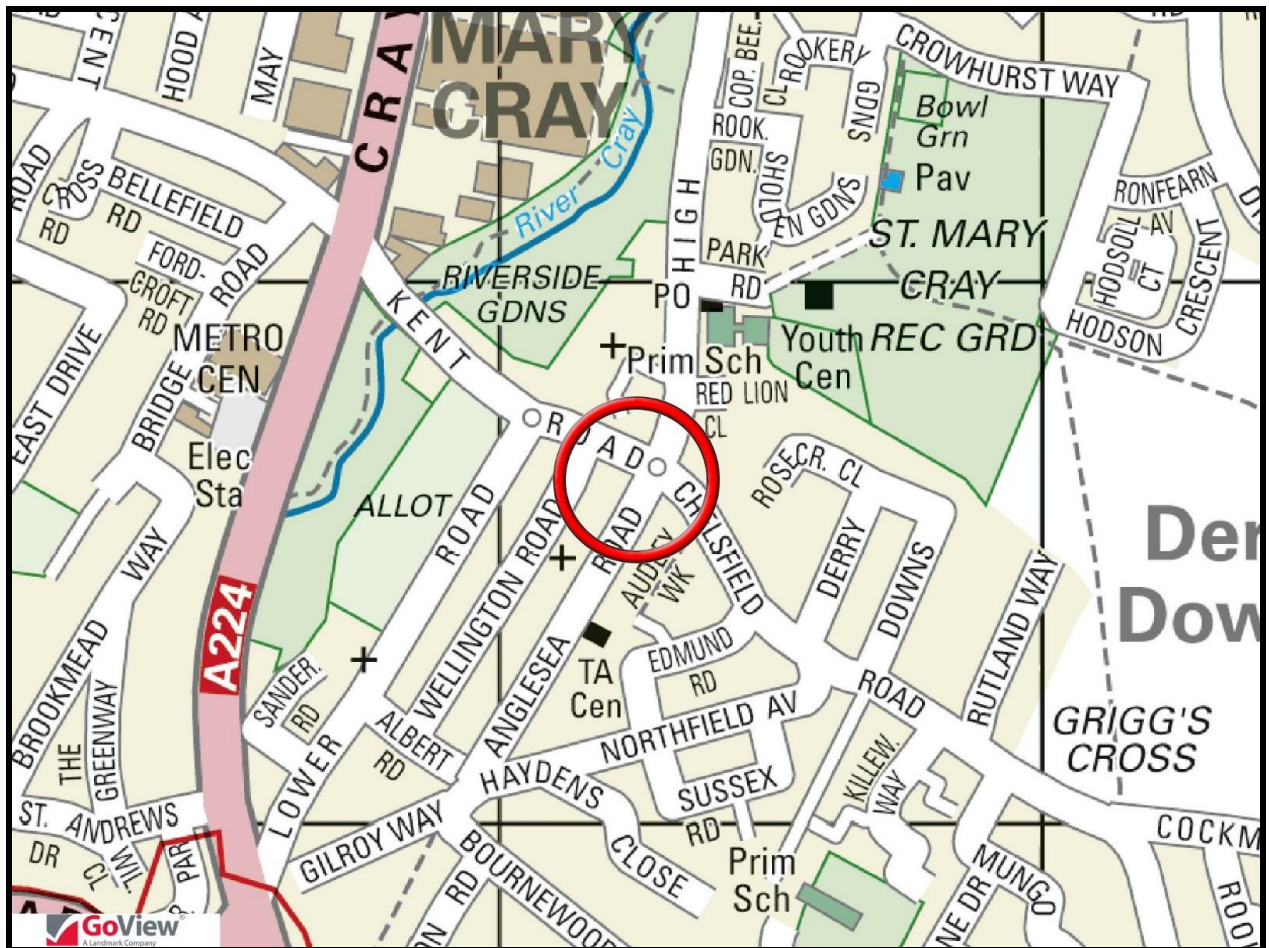
Holding Deposit

Tenants wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Viewing:

**By Appointment only via
Claridges Commercial – 020 8559 1122
E: info@claridges-commercial.co.uk**





Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.