



97 Farwig Lane

Bromley, BR1 3RE

**Retail unit in a prominent
corner position with parking.**

4,463 sq ft

(414.63 sq m)

- Prominent corner unit at the junction of Farwig Lane and Collage Road
- Class E Use
- 5 Parking spaces
- Busy local shopping area
- Adjacent to Howdens

Summary

Available Size	4,463 sq ft
Passing Rent	£82,275 per annum
Rates Payable	£27,846 per annum
Rateable Value	£51,000
EPC Rating	Upon enquiry

Location

97 Farwig Lane is located in Bromley, approximately 0.4 miles north of the Town Centre. The property sits in a prominent corner position fronting the junction between Farwig Lane and Collage Road (A2212).

On Farwig Road, the subject property is adjacent to Howdens with Big Yellow Self Storage also occupying a unit close by. On Collage Road, the subject property is opposite a varied mix of independent services and retailers including Garden Care Service, Bromley Food & Wine Off Licence and AJ Rodger & Sons Flooring Specialist. The surrounding area is affluent and comprises of dense suburban housing.

Bromley North and Bromley South train stations are 0.3 miles and 0.8 miles south of the property. Bromley South is operated mainly by Southeastern and Thameslink which provide direct trains into London Victoria (16 minutes) as well as other locations around the UK.

Description

The subject property is arranged over the basement, ground and first floor.

The ground floor is used as trading floor space, and is fitted with racking, fridges and tills. Access to additional storage space, a rear loading courtyard with 5 parking spaces, a lift and stairs to the first floor are found towards the rear of the ground floor. The first floor comprises of an office, staff room, two storage rooms and a bakery.

The unit is in the process of being stripped out.

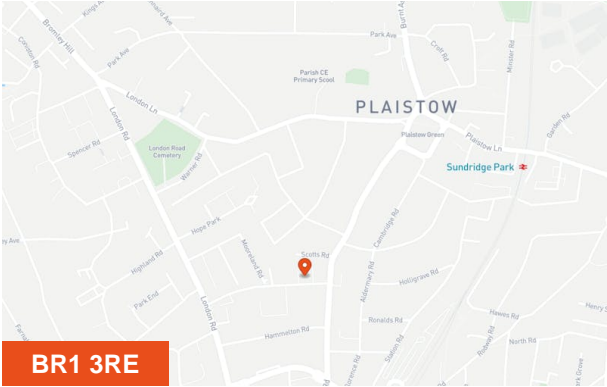
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	1,145	106.37	Available
Ground	2,318	215.35	Available
1st	1,000	92.90	Available
Total	4,463	414.62	

Terms

Available by way of an assignment of the existing lease, expiring 12.01.2029 (approximately 4 years remaining), or it may be possible to agree a new effective full repairing and insuring lease direct with the landlord.



Viewing & Further Information

Rob Amey
020 7788 3813 | 07801 415642
rob.amey@htc.uk.com

George Ives
020 7491 7323 | 07442 424 528
george.ives@htc.uk.com