

# HUMMERSTONE & HAWKINS

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## 2 x RETAIL UNITS AVAILABLE TO LET



2 Corner units to be let individually or combined.

Both units have recently undergone refurbishment.

Each unit of a similar size of around 14sq m / 150sq ft.

Prominent trading position visible to passing trade.

For customers using the premises there is kerbside parking.

Available on new leases / terms to be agreed.

**Units 1 & 2**

**66 High Street**

**St Mary Cray, BR5 3NH**

**Tenure: TO LET**

**Rental: £8,500pa per unit.**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

St Mary Cray is an area of south east London within the London Borough of Bromley and situated near to the town of Orpington. The area has good road links to A20 which then connects to the M25.

The subject properties enjoy a prominent corner position with nearby businesses predominately independent and specialist retailers. A number of national retailers can be found at the nearby Nugent Retail Park.

St Mary Cray has its own train station.

**DESCRIPTION:**

The two units are located on the ground floor of a larger end terrace corner building. The ground floor has recently undergone a refurbishment which included reconfiguring the open retail area to provide 2 singular units.

For customers there is adequate kerbside parking within the immediate area.

**INTERNAL DETAILS:**

An entrance door leads into a shared lobby which has private doors leading to each unit. Both units are to be finished off with tiled flooring, double glazing, electric heaters and a dropped ceiling with spotlights. Each unit has its own toilet facilities.

**APPROXIMATE MEASUREMENTS:**

Unit 1: 13.1sq m / 141sq ft.

Unit 2: 14sq m / 151sq ft.

**RENTAL:**

Rental offers are invited for each unit in the region of £8,500 per annum.

**TERMS:**

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

**EPC:**

EPC's have been commissioned.

**RATES:**

Interested parties are to make their own relevant enquiries with the relevant council to confirm if business rates are applicable.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](http://www.hummerstone.co.uk)**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.