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property consultants

156-158 Main Road | **Biggin Hill, Kent, TN16 3BA**

PRIME SHOPS TO LET

156-158 Main Road | Biggin Hill, Kent, TN16 3BA | PRE-LET RETAIL OPPORTUNITY

- ground floor
- 83.61 - 169.54 m² (900-1,825 ft²) approx
- a1 (retail) use
- rents: £19,000-£35,000 per annum exclusive
- alternative uses considered - s.t.p.

DESCRIPTION

Large proposed prime retail unit (can be divided into 2 smaller units), within new build detached mixed-use development (available early 2020), arranged over the ground floor and offered in a shell condition with services capped off.

We understand that the premises benefit from A1 (Retail) use. Alternative uses such as D1 (Medical/Educational/Training) and D2 (Gym/Yoga/Pilates) will be considered, subject to planning.

LOCATION

Situated on Main Road (A233) in Biggin Hill, between Lebanon Gardens and Haig Road. Neighbouring occupiers include; Waitrose, Dominos, Tesco, Pets Corner, Costa, as well as other independent and local traders.

The M25, M26, A21, A22 and A232 motorways and main arterial roads are all in close proximity, providing good vehicular access to Croydon, Bromley, Darford and central London heading North and Crawley, Tunbridge Wells, Maidstone, Gatwick Airport and Dover/Folkestone to the South.

Hayes mainline railway station is approximately 5 miles away, providing services into London Cannon Street and Charing Cross. There are also buses serving the area located on Main Road

ACCOMMODATION

Ground Floor (156)	83.61 m ²	900 ft ²
Ground Floor (158)	85.93 m ²	925 ft ²
Total	169.54 m ²	925 ft ²

TENURE

New full repairing and insuring lease(s) is/are available on a pre-let basis, and on terms to be agreed.

BUSINESS RATES

The business rates are to re-assessed. Please contact Bromley Council on 0300 003 0089 to enquire what the business rates payable might be.

VIEWING

Stictly by appointment through sole agents: -

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