

# A1/A2 LEASE FOR SALE

## UNIT 260 INTU BROMLEY



### Location

INTU Bromley contains over 460,000 sq ft of retail and leisure space and forms the main part of the town's shopping offer. The scheme benefits from excellent transport links and is scheduled to undergo development of a new restaurant terrace, with pre-lets already agreed to **Wagamamas**, **Ed's Diner** and **Giraffe**.

The unit is situated on the upper level of the mall, in close proximity to **Marks & Spencer**, **Debenhams**, **Superdry** and **The Carphone Warehouse**.

### Accommodation

The unit benefits from the following approximate gross internal floor areas:

Ground floor	2,128 ft <sup>2</sup>	197.7 m <sup>2</sup>
--------------	-----------------------	----------------------

### Tenure

The property is available by way of an assignment of an existing 25 year lease, which expires on 23<sup>rd</sup> June 2019 at a current passing rent of £151,250 exclusive. The lease is within the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

### Timing

The premises will be let subject to vacant possession.

### Rent

**£151,250** per annum exclusive.

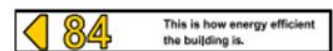
### Incentives

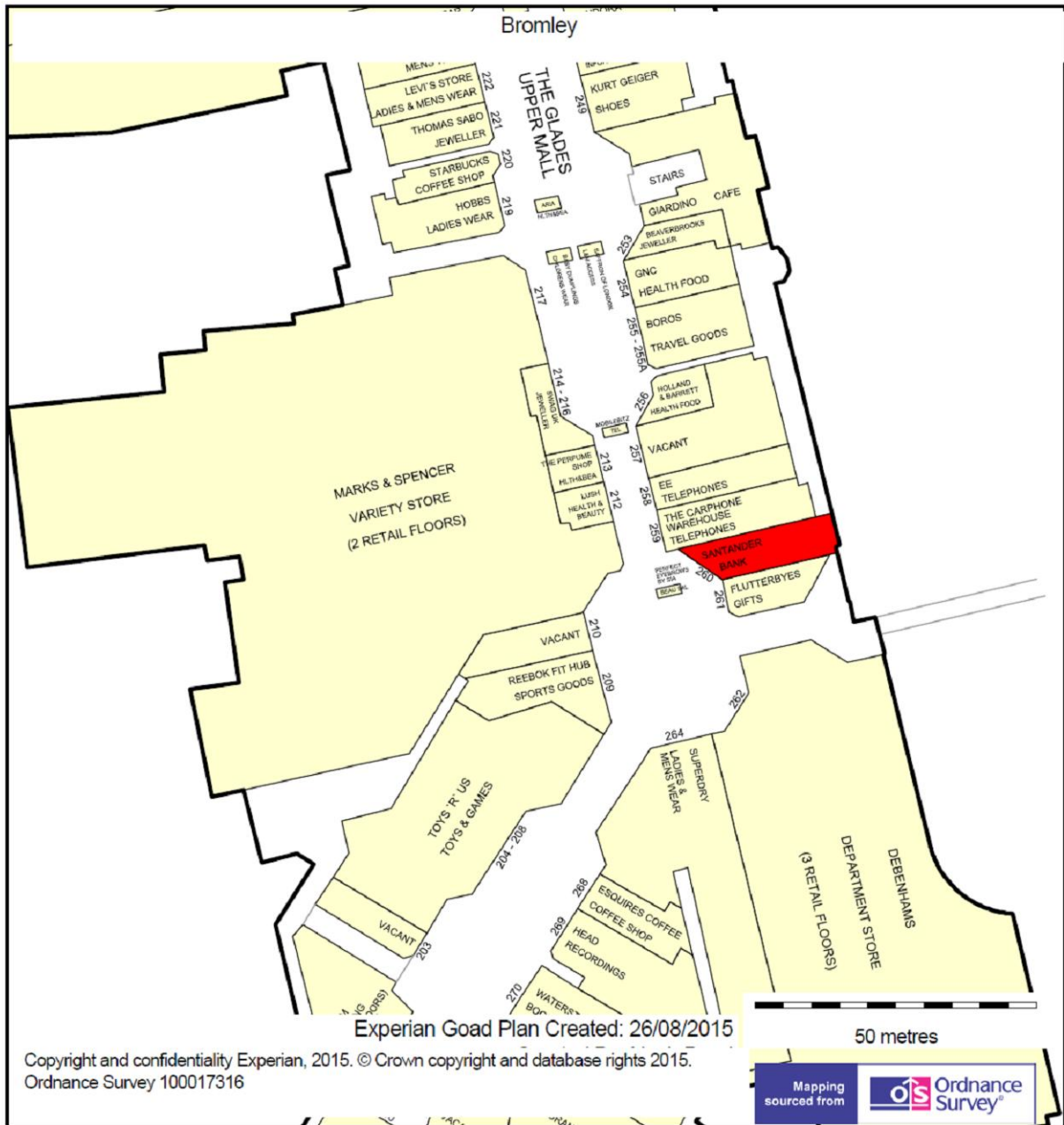
Substantial incentives available.

### Legal Costs

Each party is responsible for its own costs.

### EPC





**Rates**

Rateable Value 2010 £98,000  
 Rates Payable 2015/2016 £48,314

Subject to confirmation. Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

**Viewing**

Strictly by prior appointment through:-

Gavin Rowlands 020 7290 4563  
[growlands@nashbond.co.uk](mailto:growlands@nashbond.co.uk)

Matt Peters 020 7290 4564  
[mpeters@nashbond.co.uk](mailto:mpeters@nashbond.co.uk)



**Misrepresentation Act**

Whilst every care is taken in the preparation of these particulars Nash Bond Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. Nash Bond is the trading name of Nash Bond Ltd Registered Office Palladium House, 1/4 Argyll Street, London W1F 7LD Registered in England No. 7108824 Regulated by RICS.