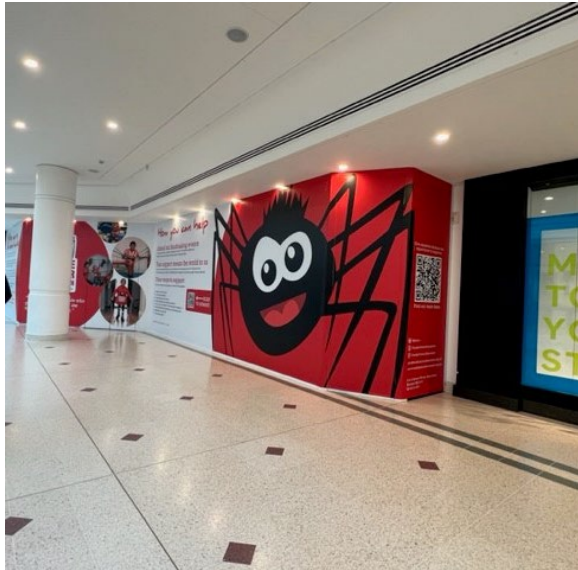


UNIT 214/5 THE GLADES BROMLEY, BR1 1DN

LUNSONMITCHENALL



LOCATION

The Glades Shopping Centre occupies 500,000 sq ft of retail and leisure space in the heart of Bromley. The Glades dominates the town centre retail and is easily accessible by car, bus and train. It also provides Bromley's main 1,567 space car park.

The Glades has an annual footfall of 16 million, with 79% of Bromley residents being in the most affluent ACORN categories.

The Glades comprises 144 retail units over two covered trading malls anchored by **M&S**, **Zara** and **Boots** and provides an excellent tenant mix including the likes of **New Look**, **H&M**, **River Island** and **Apple**.

Unit 214/5 is situated on the Upper Mall adjacent to **Lush**. Retailers in close proximity include **Kurt Geiger**, **Holland & Barrett**, and **Hobbs**.

ACCOMODATION

The unit provides the following approximate dimensions and net internal floor area:-

Ground Floor NIA	99.87 sq m	1,075 sq ft
Remote storage available upon request		

RENT

Upon request

TENURE

The unit is available by way of a new lease subject to five yearly upward only rent reviews to 80% of market rent. The rent payable will be the greater of the base rent or a percentage of gross turnover excluding VAT

AVAILABILITY

Subject to vacant possession.

RATES

Rateable Value 2023 £48,250

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

The estimated annual service charge is £8,789.42 to the year ending 31st Dec 23.

MERCHANT'S ASSOCIATION

The estimated annual Merchant's Association charge is £TBC for the year to 31st March 2023.

INSURANCE

The estimated annual Insurance premium is £846.09 for the year to 31st March 2023.

COSTS

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

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AML REGULATIONS

Under Anti Money Laundering legislations Lunson Mitchenall are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING / FURTHER INFORMATION

Emma Charlesworth:	emmac@lunson-mitchenall.co.uk	020 7478 4964
Hayley Gisborne:	hayleyg@lunson-mitchenall.co.uk	020 7478 4969
Matilda Farmer	matildaf@lunson-mitchenall.co.uk	020 7478 4953

Or our joint agents Cushman & Wakefield
James Merrett and **Victoria Davis**

0207 935 5000

Subject to Contract – Mar-23

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

020 7478 4950

LUNSONMITCHENALL.CO.UK

